



**Willeys Hills Addition 3.00 Acres Valentine, NE, Cherry County, Nebraska, 3.00 Acres**  
**\$118,500**

- Big Game, Upland Bird, Wildlife Viewing

This property consists of 3 scenic lots that are approximately 1+/-Acre each and are zoned for residential use. The hillside has been recently cleared of trees and is ready for development. Each lot has a wood platform showing prospective building sites with splendid views and placement in mind. Access is established and utility services are readily available with nearby electrical and water. Each residence would require a private septic. Located on the edge of city limits above Lake Shore Drive and overlooking the Mill Pond. These lots await your vision for improvements.

Lot 3 .93+/-Acres \$39,500 Taxes: \$226.92  
Lot 4 1.08+/-Acres \$39,500 Taxes: \$245.96  
Lot 5 .95+/- Acres \$39,500 Taxes: \$231.82

Each lot offers:

- Residential Opportunity
- Located on the Edge of City Limits
- Building Site Platform
- Powerline Accessibility
- Hydrant Accessibility
- Private Septic Required
- Mature Trees-Cedar and Pine
- Wildlife including Deer, Turkey and Geese
- Overlooking Mill Pond

### Main Info

- Postal / Zip Code : 69201
- Lot Size Acres : 3.00 Acres
- State / Province : Nebraska
- Dwelling : No
- County : Cherry
- Closest City : Valentine

### Taxes

Tax Year : 2021

Estimated Taxes per year are \$700.00

### Broker Info



#### Janelle Johnson

**Heartland Country Real Estate**

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Heartland Country Real Estate is a full service real estate company located in the heart of the Sandhills, Valentine, Nebraska. Known as Small Town, Big Adventure, the area is an outdoor enthusiasts dream from the rolling Sandhills to the winding Niobrara National Scenic River, attracting thousands of visitors every year. Nebraska is also known for corn and cattle with abundant water sources and prime rangeland. Locally Cherry County is the top cow producing county in the nation. Here at Heartland Country, we know the area and enjoy matching people with the many property options available. Broker/Owner Janelle Johnson is a Nebraska native raised on a farm/ranch where the outdoors was part of everyday life. After working in the banking industry, she transitioned into the real estate profession, purchasing an established company a few years later. Janelle has an exceptional understanding of area homes, buildings, and land. These characteristics allow her to consult clients in making an informed decision whether buying or selling. She enjoys the outdoors and recreational activities including camping, kayaking and riding horses.

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