



Borman Bridge Road 49.5+/-Acres, Cherry County, Nebraska, 49.00 Acres

\$346,500

- Agriculture, Big Game, Equestrian, Off-Road, Wildlife Viewing

Located near the famed Niobrara River and just a short drive from Valentine, Nebraska, this unique acreage offers all kinds of possibilities and options! Selling as one unit, the 49+/- acres are part of the Pine Heights Subdivision and can be divided into four lots with building sites. A winding driveway leads to a small bath house with partial kitchen, shower and toilet and an 18'x 35' shop with concrete floor. A 15'x 22' camper slab is situated near the canyon edge with 30 & 50 amp RV service. A registered well provides water distributed by 3 hydrants plus underground sprinklers. There is pasture/hay ground, canyon, 4-wheeler trails, some landscaping along with hand-planted and native trees. The property features a pipe fence corral with automatic waterer, newer interior barbed wire fence and smooth-wire exterior fence. Whether you are looking for a place to build your dream home, an acreage near town or a get-away with spectacular views and wildlife, this property can fit the bill!

Main Info

- Postal / Zip Code : 69201
- Lot Size Acres : 49.00 Acres
- State / Province : Nebraska
- Dwelling : No
- County : Cherry
- Closest City : Valentine

Taxes

Tax Year : 2020

Estimated Taxes per year are \$1,319.00

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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