



Offered exclusively by:

# WEBER & COMPANY REAL ESTATE

906 W. HWY 20  
VALENTINE, NE

**402-376-1216**

[www.weberco.biz](http://www.weberco.biz)

Hwy. 12  
Valentine, NE 69201  
\$ 187,000.00

Listing Agent: Missy Weber  
Mobile: 402-376-5356

This property is in an ideal location; close to town, private, quiet neighborhood, beautiful views with an acreage. The improvement site with this home has a bit of history and nostalgia to share. The beautiful original wood banister and staircase to the southern pillared veranda make this home a unique site in the sandhills area. Truly a grand home in its day with the many windows favoring the morning sun, former lily pond, brick corner posts, wood trim and entrances.

#### LISTING INFORMATION

County: Cherry  
Year Built: 1910  
Approx. Sq. Ft.: 2690  
Utility Basement: 960 sq.ft.  
2010 Taxes: \$1234.40

School District: Valentine  
Bedrooms: 4  
Bathrooms: 1

#### EXTERIOR INFORMATION

Type: Stucco  
Single Family  
Two older detached garages

Roof: Shingle & Rolled Roofing  
Foundation: concrete  
Pillared east side veranda

Stories: 2  
Lot Size: Acreage 10+/-

#### INTERIOR FEATURES

Large living room with beautiful original open stair case  
Dining area with original built in side board  
Kitchen appliances  
Floor Styles: wood, vinyl, carpet  
Heat Source: Electric (2 yrs.old) – Valentine City Electricity Annual Average \$ 217.13 per month  
Central Air  
Private well drilled:

Information deemed reliable but not guaranteed.