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906 W. HWY 20 ~ VALENTINE, NE

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N. Hwy 83
Valentine, NE 69201
Listing Price: \$ 119,000.



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

The Shelbourn Property

This property offers you the opportunity to own a very well located acreage just minutes north and east of Valentine, Ne, a Sandhills tourism hub. Access to the property is off of Hwy.83. Included are 39+/- acres with improvements of a shelter belt and 2 small pastures, outbuildings and a large 1 ½ story farm style home. Along with the established shelter belt there are a variety of apple, peach and plum trees. The location presents you with the pleasure of living in a quiet country location and the advantages of services, including several avenues of recreation, including hunting, fishing and river rafting to name a few. There is also a good variety of entertainment in the area.

LISTING INFORMATION:

County: Cherry
Year Built: 1914
Remodel: 1982
Sq.Ft.: 1312 , 1 ½ story
Basement: unfinished 888 sq.ft.

School District: Valentine
Bedrooms: 2 on main, 3 unfinished on 2nd floor
Bath: 1

EXTERIOR:

Type: Steel Siding(10 yrs)
Roof: Asphalt Shingle (6yrs)
Stories: 1& 1/2
Lot Size: 39+/- acres
Rock Driveway
New Well Pump: 1998
Pole Building: 24' x 48'
Open face barn: 18' x 31'

Single Family
Foundation: Concrete
Established Shelter Belt
Well: 200 ft. deep
Block Concrete Building: 18' x 30'

INTERIOR FEATURES:

Some windows replaced with Marvin Windows
Heat Source: Propane Wall Heaters & a Wood Stove
Propane water heater

This home has had all new wiring, plumbing, septic, roof and new wall insulation in the 1982 remodel. VanGuard Heat Detectors with lifetime guarantees have been installed thru-out the home.

Information is deemed reliable but not guaranteed.