

234 N Cherry St  
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## 39650 Park Lane 8.89+/- Acres Valentine, NE

**Listing Price: \$349,000**

3 Bedrooms  
2 Bathrooms  
1,758 sqft

**Listing Agent: Janelle Johnson**  
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## PROPERTY DESCRIPTION

Bordering the Valentine City Park, this 8.89+/- acre property is truly one-of-a kind. The tree-covered driveway leads to a secluded residence, several outer buildings, two live water sources, abundant wildlife, and scenic views just minutes from town.

The 1,758sqft one level home has been well maintained with many recent updates. The front entry features a sitting room, currently utilized as an office, open to a sunken living room with a bay window and propane fireplace. The dining room offers a full view patio door to the recently constructed back deck and backyard overlooking the creek. The eat-in kitchen includes oak cabinetry, stainless appliances, and even a touch-less faucet! Two bedrooms share a recently remodeled full bath. The master bedroom has an amazing view and a remodeled master bathroom with custom cabinetry, steam shower, and heated tile. Abundant storage, vast counter space, half wall with sink, and a wood stove are at the back entry.

There is an attached double carport, detached garage, utility building with workshop & poultry cage, two small storage sheds, and a heated pump house. A natural spring fed stream runs through the property and flows into the Minnechaduzza Creek creating a private vessel launch. The two live water sources attract various wildlife including deer, geese, and turkeys providing much enjoyment to the outdoor enthusiast. Recent tree clearing through the Forest Stewardship Management Project has allowed the land to be better accessed and created a possible second building site overlooking the property.

## LISTING INFORMATION

**Address:** 39650 Park Lane  
**Price:** \$349,000  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Square Footage:** 1,758 sqft  
**Utilities:** \$152.35/month (Electricity)

**Heat Air Type:** Baseboard Electric, Wood Stove, & Central Air  
**Year Built:** 1970/1980 Addition  
**Garage:** Attached 22'x24' Carport/Detached 11'x24'  
**Lot Size:** 8.89+/-Acres  
**Taxes:** \$1,477.38

## PROPERTY FEATURES

- Appliances Negotiable
- Ext. Features: Deck
- Ext. Features: Garden
- Ext. Features: Rain Gutters
- Exterior: Log Siding
- Flooring: Hardwood, Carpet, Laminate
- Flooring: Heated Tile
- Int. Features: Fireplace
- Int. Features: Window Treatments
- Interior: Paint, Paneling & Wallpaper
- One Level Home
- Paved Driveway
- Private Well/Septic
- Propane Tank
- Roof: Composite Shingles
- Utility/Storage Shed
- Water: Two year round creeks
- Wildlife: Deer, Turkeys, Geese

Information deemed reliable, but not guaranteed.