



## CHERRY COUNTY GRASSLAND



155± acres of grassland just North of Valentine, NE.

**DODI OSBURN**

Sales Associate

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# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$260,000</b>
<b>Location</b>	Approximately 8 miles North of Valentine, NE
<b>Legal Description</b>	30-35-27 155.4 Acres (2 RD) 30-35-27

**Acres** 155.4±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

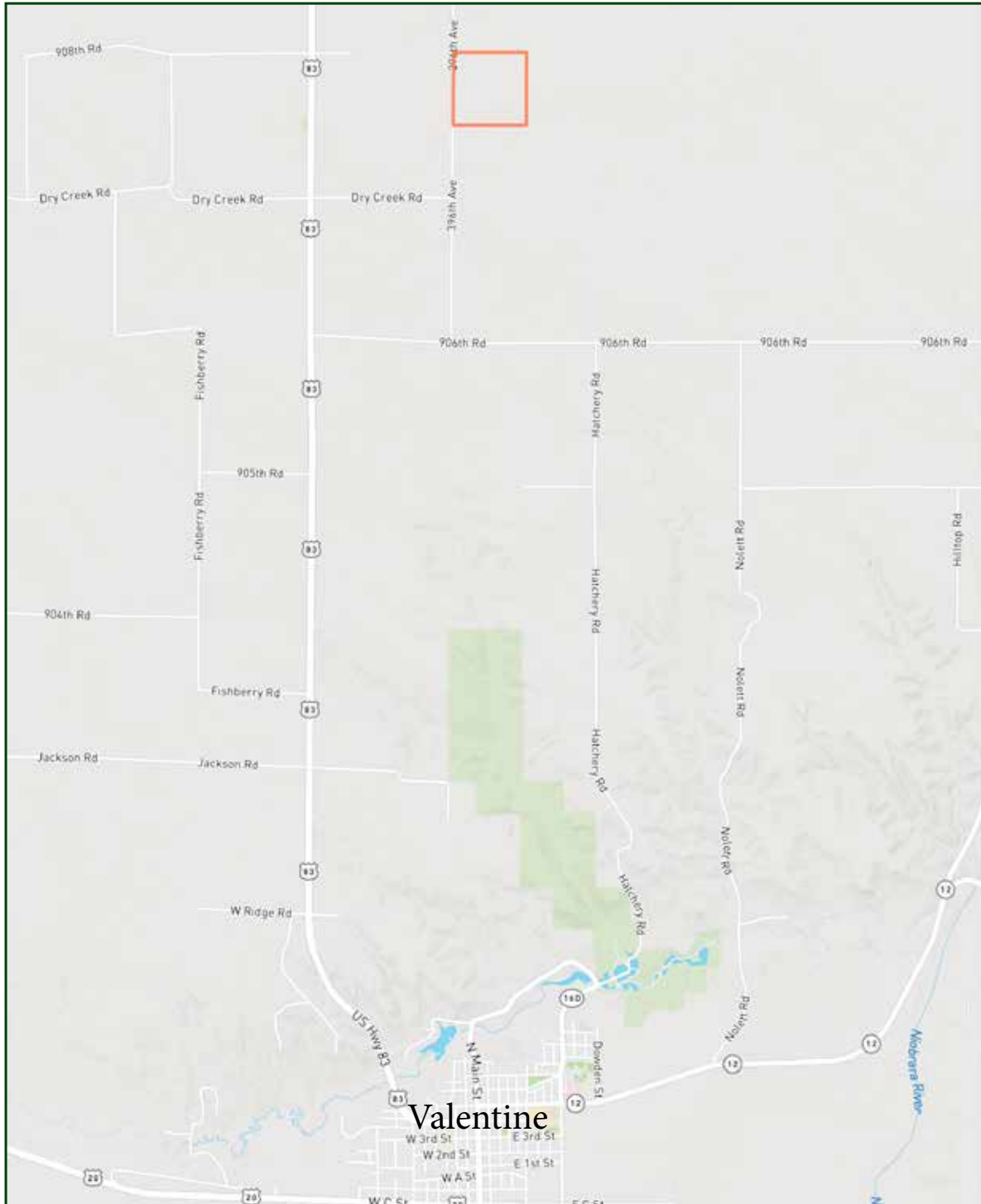
**Taxes - Estimated** **\$584.44**

## Property Summary

Here is a great opportunity to own 155± acres in Cherry County, NE. The property consists of mainly grassland acres. There is a small, fenced off, portion with mixed grass and alfalfa. The fencing is in good condition and encompasses the entire property. There is a windmill with a hook up for a submersible well, if hooked to a generator. Don't miss out on this chance to purchase nearly a quarter of grassland near Valentine, NE.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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**Boundary lines are estimates - Map for illustration only**

# AERIAL MAP



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# PROPERTY IMAGES



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## THE LAND EXPERTS YOU CAN TRUST

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### Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland,  
Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley,  
Randy Helms, Dodi Osburn, Bill Grant, Adam Shada, Shane Mauch,  
Jake McQuillen, and Brandi Housman

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