

## HWY 97 ACREAGE



A country acreage with 91± acres and a home.

**DODI OSBURN**

Sales Associate

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# PROPERTY HIGHLIGHTS

## List Price

~~\$580,000~~

**\$560,000**

## Location

89854 State Hwy 97, Valentine, NE

## Legal Description

12 33 28 PT W 1/2 83.3 ACRES 12-33-28

12 33 28 PT NWSW PT SWNW 8.29 ACRES 12-33-28

## Acres

91.59±

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

**\$1,807.62**

## Property Summary

This is a very rare opportunity. This property is located just 1.5 miles South of Valentine, off Hwy 97. This property features a manufactured home with 3 bedrooms, 2 baths, a newer roof and siding, newer sprinkler system, newer skirting, and a spacious floor plan. The property also comes with 91.59 acres that are fully fenced. There are some outbuildings and corrals on the property. This is the perfect opportunity to own land right outside of town.

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.

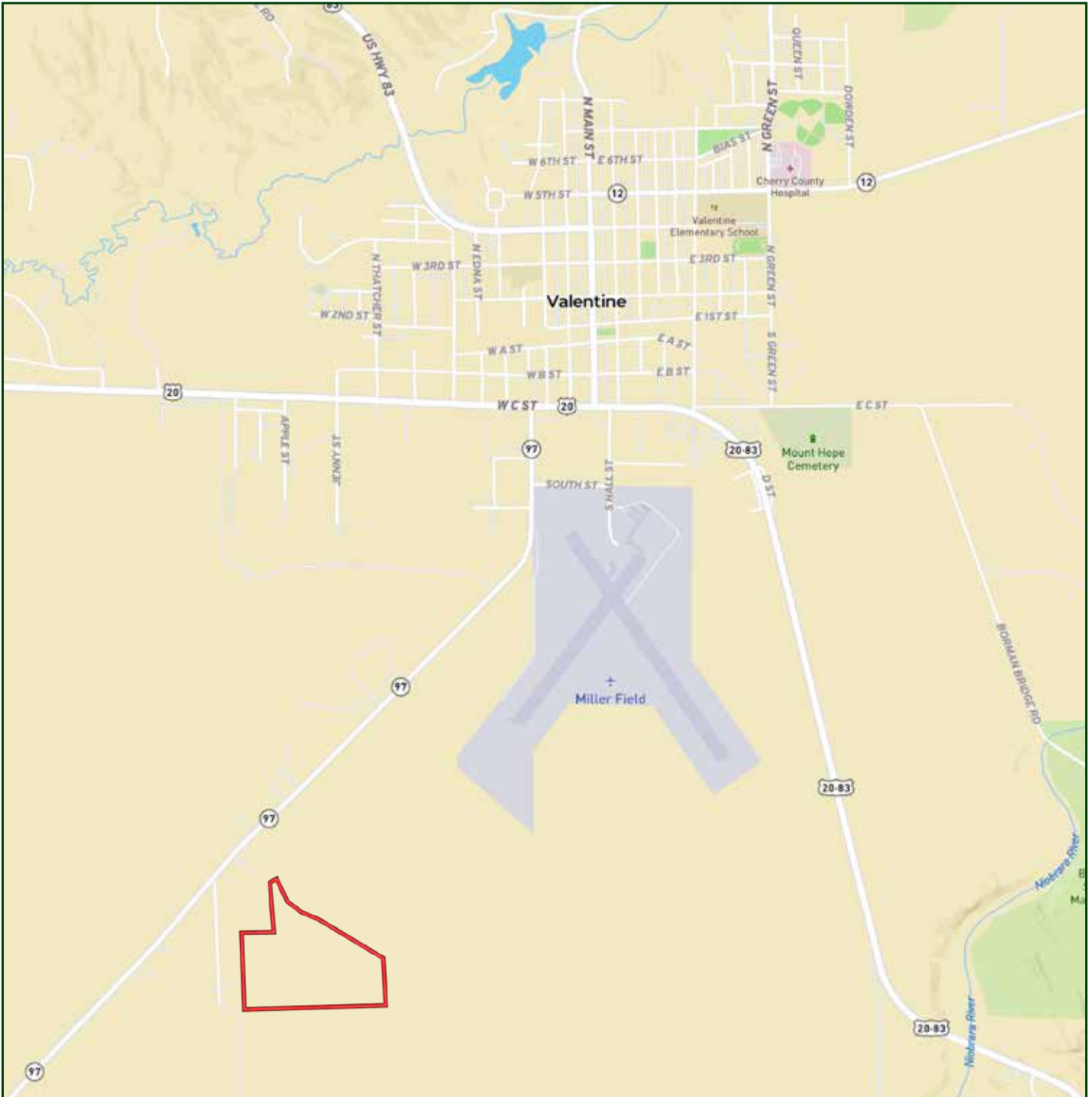
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# LOCATION MAP



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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