



CHURCHILL ACRES



146± acres surrounded by beautiful canyons.

DODI OSBURN

Sales Associate

Cell Phone: 402-322-5777

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PROPERTY HIGHLIGHTS

List Price	\$750,000
Location	4 miles North and 1 mile East of Valentine, NE
Legal Description	PT NWNW S1/2NW NESW 146.2 ACRES 19-34-27

Acres 145.2±

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 **\$783**

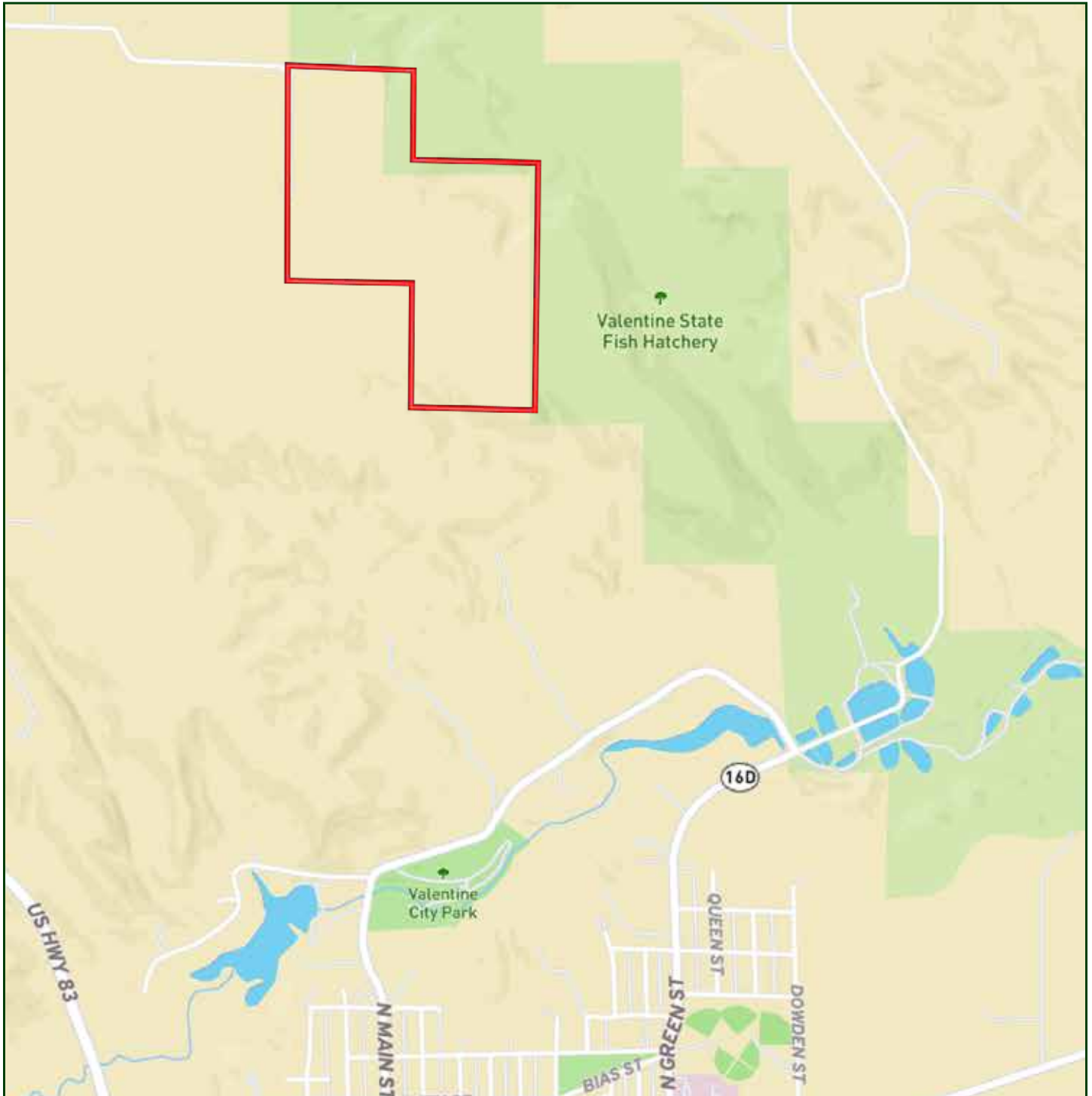
Property Summary

This is a hunters dream recreational property located just 4 miles North and 1 mile East of Valentine, NE. The entire place is full of beauty and borders Nebraska Game and Parks land. The property is 146.2 acres and has beautiful canyon views all around it. There is an older farm house on the property that is being sold "as is". It was recently lived in, and is in fair condition. This would make a perfect hunting retreat/cabin. The property is fully fenced and produced around 50 round bales last year. Please call or text Dodi for any information or your private showing at 402-322-5777.

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.

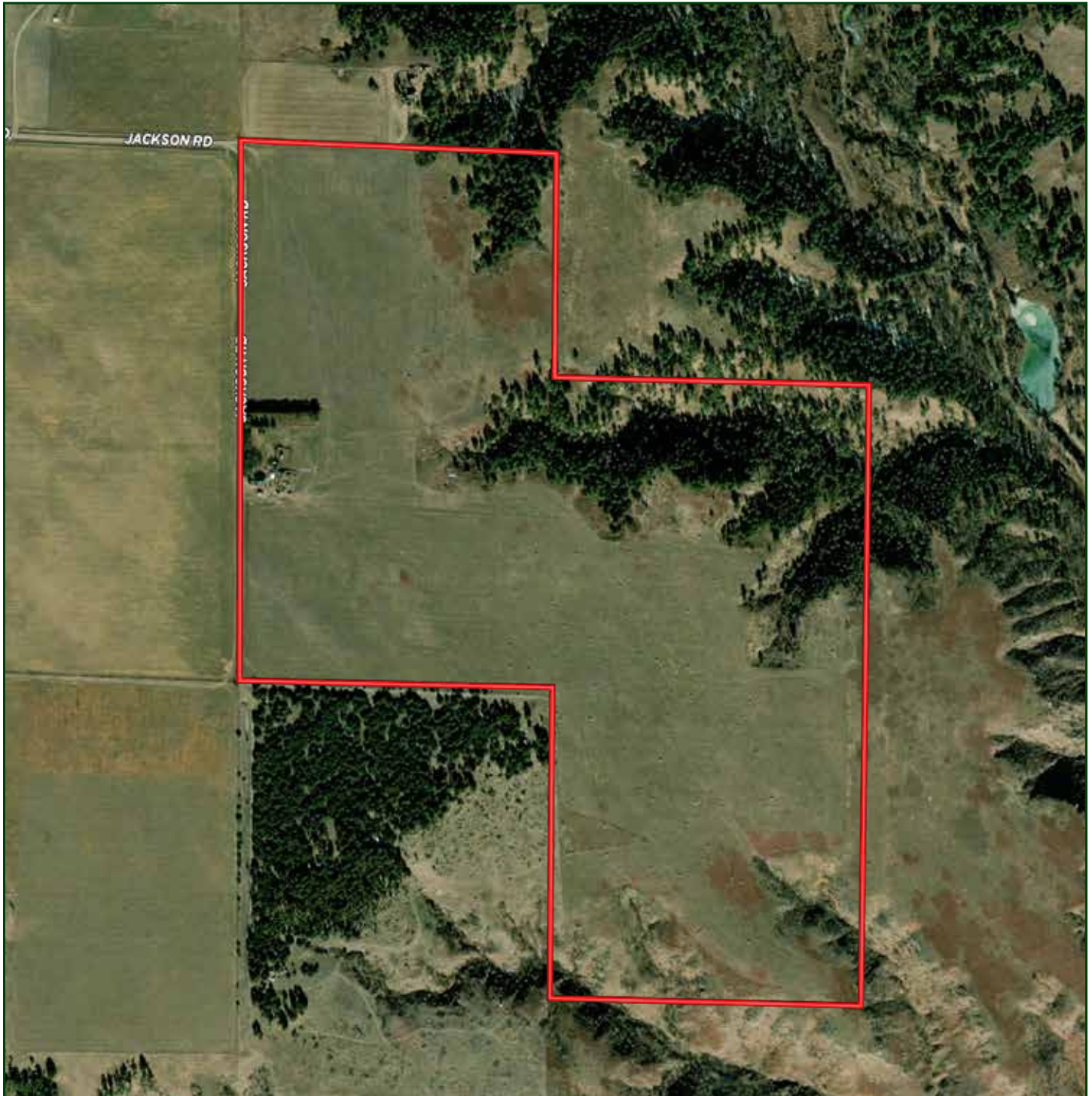
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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