



NIOBRARA RIVER FRONT ACREAGE



A beautiful home and indoor riding arena along the banks of the Niobrara River.

DODI OSBURN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$1,399,000
Location	89757 Bryan Bridge Loop, Valentine, NE 69201
Legal Description	PT S1/2NE 8.90 ACRES (8 RD) 17-33-27 VALENTINE

Acres 8.9±

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 **\$3,609**

Property Summary

This is a very rare and unique property, this completely remodeled home sits on 8.9 +/- acres of breathtaking views of the Niobrara River. The home is a ranch style with a walkout basement with two doors that lead to patios to enjoy the amazing views. There are two bedrooms on the main floor with 3 additional in the basement. The spacious master bedroom features vaulted ceilings, with bright windows and river facing views as well as a completely remodeled bathroom. The bathroom has a deep jetted tub, onyx shower, onyx double vanity, and walk-in closet. The master bedroom walks out to a nice sized deck to enjoy those amazing sun rises and sun sets over the river.

The kitchen has beautiful custom hickory cabinets with granite countertops, a large center granite island, and double ovens. The floor plan is an open one flowing from the warm and spacious kitchen through to the dining room into the living room featuring vaulted ceilings with very large windows that showcase the incredible views that are limitless. The wall covering is knotty pine along with a stone fireplace that makes you feel right at home

Off the attached two car garage you will walk into a nice mud room/laundry room with a sink, and just off of that you will find the ½ bath featured on the main level.

The custom railing and wood staircase leads you to a very large and spacious walk-out basement with a kitchenette, stone fireplace and LOTS of windows for more amazing views. There are 3 bedrooms downstairs, and a full bath with an onyx shower surround.

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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The property features an indoor riding arena that is just over a year old. It has excellent soft sand and is fully insulated. There are two drive-in doors along with one walk in door. The famous cowboy trail is just around the corner from the property and is horse friendly with amazing Sandhills and river views. If you are not a horse lover, convert this amazing building to whatever type of building that is best suited for your needs. The property has steel continuous custom-built fencing approximately 2,000 feet.

There are two additional outbuildings. One has three horse stalls and is heated and there is plenty of storage space for tack or other items. The other outbuilding is currently being used for storage. It is good sized and has a cement floor.

This is a one of a kind property. The river frontage and access is incredible and very rare. Call Dodi for your private tour or more information at 402-322-5777.



LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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