



AMERICAN LEGACY

LAND CO

FOR SALE

RECREATIONAL PROPERTY

Cherry County, NE

4.01 +/- Acres

OFFERED AT:

\$57,500

ABOUT THIS PROPERTY:

Discover a rare opportunity to own a breathtaking 4.01 ± acres in Cherry County, Nebraska, just a stone's throw from the Niobrara River—a premier destination for tubing, kayaking, canoeing, fishing, and camping. This exceptional property offers the perfect setting for a cabin retreat overlooking a dramatic valley of deep canyons, all with convenient access to electric and fiber optic connectivity.

Wildlife enthusiasts and hunters will appreciate the abundant deer, turkey, elk, and upland game birds, with public hunting lands nearby. Smith Falls State Park, home to Nebraska's tallest waterfall, is just minutes away, offering even more outdoor recreation.

More About this Property:

For anglers and water lovers, this location is a gateway to premier fishing in the refuge lakes, as well as boating, camping, and fishing at Merritt Reservoir.

Adding to the area's historical allure, the property is just 1.5 miles south of Highway 12, also known as the legendary Outlaw Trail, a scenic and historic route woven into the fabric of the American West.

This versatile and picturesque acreage offers the perfect blend of solitude, adventure, and modern convenience. Whether you're looking to build a personal getaway or invest in a unique recreational property, this Cherry County gem is not to be missed!

Offers subject to first right of refusal.

Contact JB Parker with American Legacy Land Co. for more details or to schedule a private tour, 402-322-0429 or jbparker@americanlegacylandco.com today for more details or to schedule a private tour.

Directions: From Valentine Ne take highway 12 north east 18 miles to Berry Bridge Rd take right heading south 1.5 miles to property for sale sign east side of road.

Legal Description: PT W1/2SE TRACT 2A REPLAT OF TRACT 2 4.01 ACRES 15-34-26 Cherry County, NE

FEATURES:

- 4.01 +/- acres
- Recreational property
- Cabin retreat build site
- Hunting and fishing
- Close proximity to Smith Falls State Park
- Close proximity to Merritt Reservoir

**CHERRY COUNTY,
NEBRASKA**



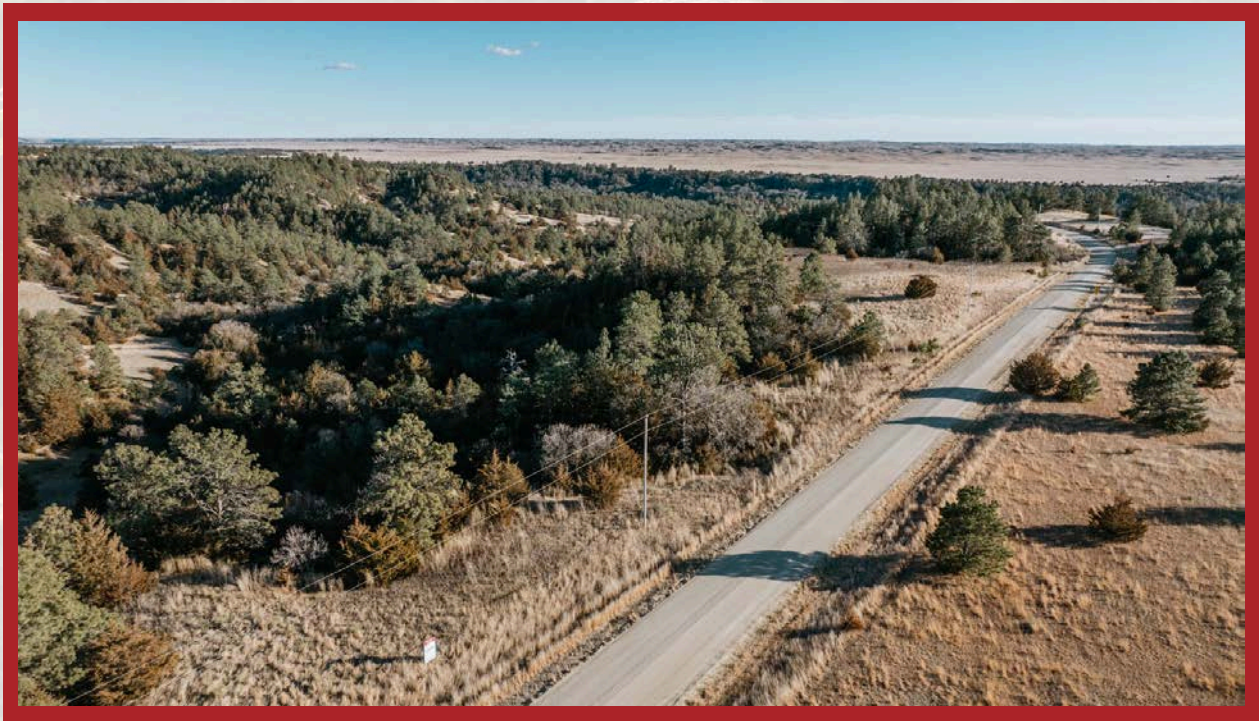
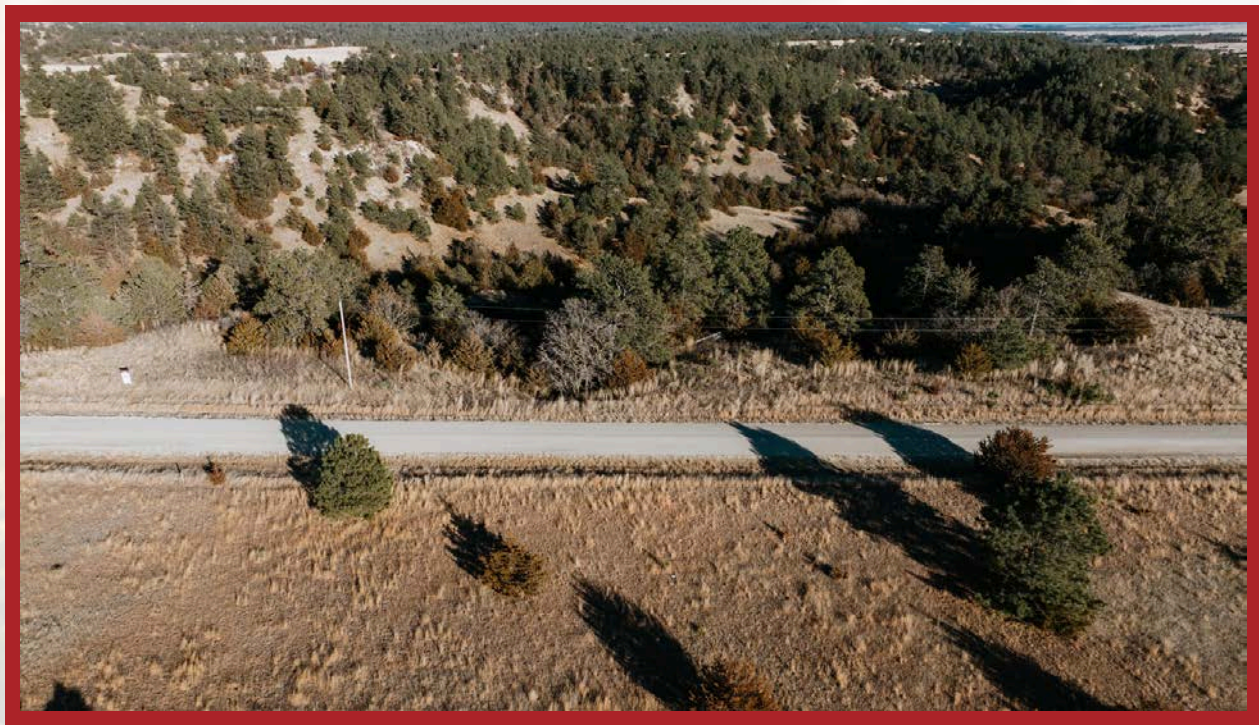
**AMERICAN
LEGACY**
LAND CO

**HELPING YOU BUY
AND SELL LAND**



AMERICAN LEGACY LAND CO



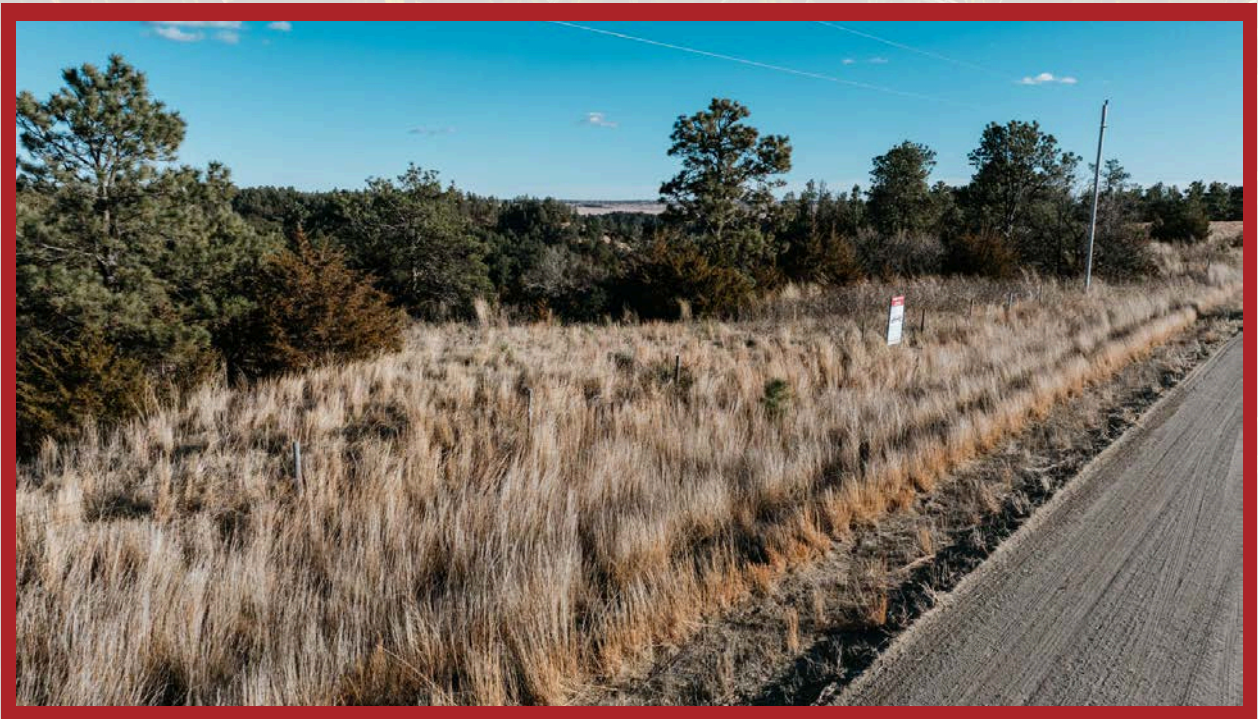


AMERICAN
LEGACY
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



AMERICAN LEGACY LAND CO



**AMERICAN
LEGACY
LAND CO**

- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





**AMERICAN
LEGACY**
LAND CO

**COMMITTED • DETERMINED
TRUSTED**



About the Agent:

Growing up in the central Nebraska sandhills and south central South Dakota, JB is no stranger to the hard work and dedication of the agriculture community. He's competed in numerous rough stock rodeo events and is an eighteen year owner and operator truck driver hauling cattle, grains, and specializing in local and long distance hay hauling.

JB is transitioning from years of hard work and dedication in the agriculture trucking field, to agricultural real estate, utilizing the same level of professionalism. Having owned and raised cattle himself, JB knows very well the hardships and rewards of this great lifestyle we call ranching and farming.

As a father to four wonderful children, he also understands the importance of protecting our land and passing on our knowledge to the younger generation so that they may also enjoy this fulfilling American lifestyle.



JB PARKER , LAND AGENT



402-322-0429



jbparker@AmericanLegacyLandCo.com