

# 90767 396th Ave., Valentine, NE 1,389,000

**HOME TYPE:** Ranch, single family

**LIVING AREA:** 1864 sq ft

**LOT SIZE:** 70 (+/-) acres

**YEAR BUILT:** 2015

**EXTERIOR:** Anderson windows, composite wood siding

**LANDSCAPING:** Underground sprinkler system, hedge wood fence

**GARAGE:** Attached (30' X 30') with two 12' X 8' door

**DECK/PATIO:** Open porch with roof front and back

**ROOF:** Cement shingles

**BASEMENT:** Finished, full size, 9' ceilings

**INTERIOR:** Large kitchen and pantry, master bedroom/bathroom with walk-in closet, surround sound, bay window, office

**# OF BEDROOMS:** 4 (2 in the basement with egress windows)

**# OF BATHS:** 3 (one in the basement & 2 on the main level with one being a master bathroom)

**PERSONAL PROPERTY:** Refrigerator, wall oven, dishwasher, microwave, range hood, range (electric), disposal, washer, dryer, water softener, freezer, sump pump, water purifier, well pump

**HEATING:** Heat pump with a ground loop system (2016)

**COOLING:** Central air (2016), ceiling fans (5)

**WATER HEATER:** Electric

**LAND USE:** Cattle/horses, 30 acres is Roundup-ready alfalfa (3 years old)

**SYSTEMS:** 140' submersible well pump that is computer run, 200 AMP in house

**LEGAL:** PT S1/2NE 67.5 ACRES (1 RD) & PT SENE 2.5 ACRES OF 25-35-28

**LOCATION:** Around 8 miles north of Valentine, NE

**TAXES:** \$1822.28

