



LOCATION

Valentine, Nebraska

ACRES

9

PRICE

\$1,100,000

CONTACT

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BRYAN BRIDGE RANCH

PROPERTY HIGHLIGHTS

- 8.9± Acres in scenic Cherry County, Nebraska
- Direct Access to the Niobrara River
- Custom-Built Residence with beautiful river views
- 4 Bedrooms, 2 Full Baths & 2 Half Baths
- Spacious Open Floor Plan with quality finishes
- Gourmet Kitchen with granite countertops and hickory cabinetry
- Main-Level Primary Suite with private deck access
- Finished Walkout Basement with family room and wet bar
- Wrap-Around Decks & Patios overlooking natural surroundings
- 60' x 120' Indoor Riding Arena, fully insulated
- Heated 6-Stall Horse Barn with tack and feed rooms
- Additional Utility Shed and fenced garden area
- Energy-Efficient Geothermal Heating & Cooling
- Exceptional Recreation including fishing, hunting, kayaking, & horseback riding





OVERVIEW

Bryan Bridge Loop presents a rare opportunity to own an exceptional 8.9± acre equestrian estate with direct access to the scenic Niobrara River, just east of Valentine, Nebraska. Surrounded by lush grasslands, mature trees, and breathtaking natural beauty, this remarkable property offers an ideal combination of privacy, comfortable country living, and outstanding equestrian amenities. At the heart of the property is a magnificent custom-built residence featuring four bedrooms, two full bathrooms, two half bathrooms, and an attached two-car garage. Equestrian improvements include a well-equipped six-stall horse barn, an impressive 60' x 120' indoor riding arena, and a versatile utility shed. With its picturesque riverfront setting, quality improvements, and convenient access to the recreational opportunities of Nebraska's Sandhills, Bryan Bridge Loop offers an extraordinary opportunity to embrace the equestrian lifestyle in one of the region's most scenic locations.

REGION & CLIMATE

Valentine, Nebraska, enjoys a four-season climate characteristic of the scenic Sandhills region, offering warm summers, crisp autumns, cold winters, and refreshing spring weather. Summer brings long, sunny days ideal for horseback riding, fishing, boating, and exploring the Niobrara River, while autumn showcases comfortable temperatures and beautiful seasonal colors throughout the surrounding grasslands and river valleys. Winters bring colder temperatures and occasional snowfall, creating a peaceful landscape, while spring ushers in warmer weather and renewed growth across the rolling countryside. The region's relatively dry climate, abundant sunshine, and distinct seasonal changes provide an appealing setting for ranching, equestrian activities, and year-round outdoor recreation.

RECREATION

Bryan Bridge Loop is ideally situated in the heart of Nebraska's scenic Cherry County, surrounded by an extraordinary variety of year-round recreational opportunities. From the rolling Sandhills and winding Niobrara River to expansive grasslands and abundant wildlife, this remarkable region is an outdoor enthusiast's paradise. Enjoy hiking, horseback riding, hunting, fishing, camping, and nationally renowned canoeing, kayaking, and tubing along the picturesque Niobrara River. Within a 30-minute drive, discover some of the area's most celebrated destinations, including Merritt Reservoir, world-class golf at The Prairie Club, Smith Falls State Park, Fort Niobrara National Wildlife Refuge, Valentine National Wildlife Refuge, and Samuel R. McKelvie National Forest. Combining breathtaking natural beauty, exceptional recreation, and the peaceful solitude of Nebraska's Sandhills, Bryan Bridge Loop offers an unmatched opportunity to experience the very best of the outdoor lifestyle.



IMPROVEMENTS

Bryan Bridge Loop offers an exceptional combination of comfortable country living, quality craftsmanship, and outstanding equestrian facilities, all surrounded by the natural beauty of the Niobrara River Valley. Built in 2003, the beautifully designed custom residence features an inviting open floor plan, spacious living areas, and expansive windows that capture breathtaking river views. The home includes four bedrooms, two full bathrooms, two half bathrooms, an office/den, a dedicated sewing and craft room, and an attached two-car garage. Wrap-around decks and outdoor patios provide ideal spaces for relaxing, entertaining, and enjoying the peaceful surroundings.

The heart of the home is the beautifully remodeled gourmet kitchen, updated in 2014 with custom hickory cabinetry, soft-close doors and drawers, granite countertops, stainless steel appliances, a large center island, and a convenient pull-out pantry. The adjoining dining area features a built-in china hutch, while the spacious living room showcases a wood-burning fireplace and large windows overlooking the Niobrara River. A welcoming entryway with a skylight provides convenient access to the main living areas, guest half bath, coat closet, mudroom, laundry room, and attached garage.

The main-level primary suite offers a private retreat featuring a spacious walk-in closet, double-sink vanity, whirlpool bathtub, oversized shower, and direct access to the wrap-around deck. The fully finished walkout lower level provides additional living and entertaining space with three bedrooms, a full bathroom, half bathroom, and an expansive family room complete with a fireplace and wet bar. Additional features include a dedicated sewing and craft room, cedar-lined closet, mechanical room, and abundant storage throughout the home.

Quality finishes include hardwood, ceramic tile, and wood laminate flooring. An energy-efficient, all-electric geothermal heating and cooling system provides year-round comfort, with convenient temperature control available both inside the residence and remotely through a smartphone app. A property security system adds peace of mind, while the thoughtfully designed indoor and outdoor living spaces make this residence equally suited for everyday comfort and entertaining.





EQUESTRIAN FACILITIES & OUTBUILDINGS

The property's impressive equestrian improvements are highlighted by a 60' x 120' indoor riding arena, providing an outstanding facility for year-round riding, training, and recreational use. Constructed on a stem wall foundation, the fully insulated arena features a deep sand riding surface, excellent lighting, two walk-in doors, two overhead doors, and an adjoining lean-to for convenient horse trailer parking.

A well-maintained, heated horse barn complements the arena and features six stalls, a dedicated feed room, tack room, and two smaller outdoor runs. Additional improvements include a versatile utility shed offering ample storage, a fenced garden area, and a section of the shed previously used as a chicken coop.

Together, the custom residence, extensive equestrian facilities, and picturesque river valley setting make Bryan Bridge Loop an exceptional opportunity for those seeking a private country estate, horse property, or recreational retreat.





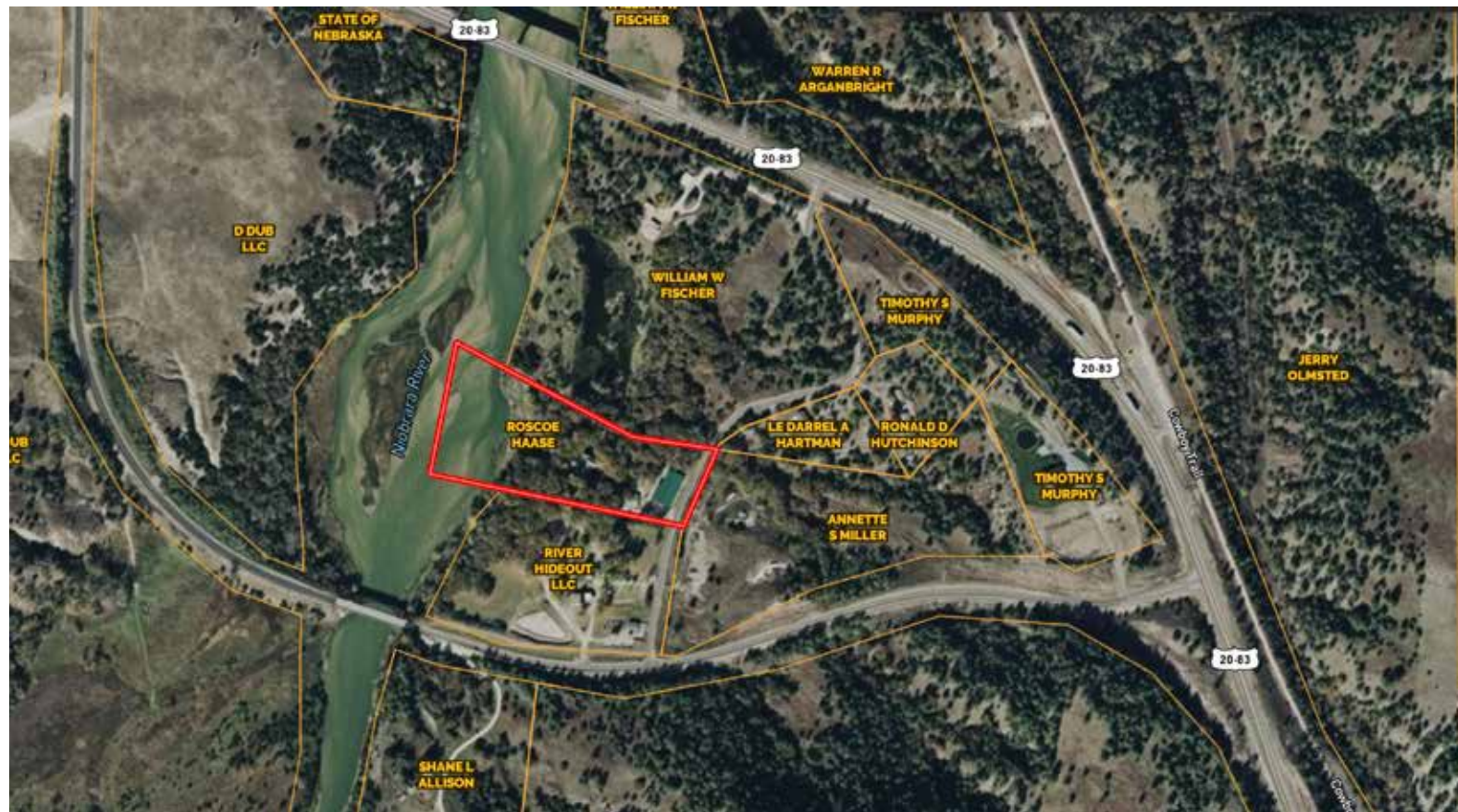
HISTORY

Valentine was founded in 1882. The Valentine post office was established on December 4, 1882. The Sioux City and Pacific Railroad was extended to that point and train service began on April 1, 1883. It was named for Edward K. Valentine, a Nebraska representative. As late as 1967, Valentine was split between two time zones. According to a news report, “The mountain and central time zones meet at the center of Main Street, so an hour separates the two curb lines.” According to the report, when clocks were required to be set back one hour for daylight saving time, Valentine’s post office (which was in the central zone) split the difference and turned back its clock by half an hour. Valentine participates in an annual re-mailing program where thousands of pieces of mail flow into the local United States Post Office so that they can be re-mailed with a special Valentine’s Day postmark and verse. In 2007, National Geographic Adventure magazine included Valentine in its list of the best 100 adventure towns and cities.

LOCATION

Bryan Bridge Loop is conveniently located approximately 2.5 miles southeast of Valentine, Nebraska, just off U.S. Highways 20 and 83 in the heart of scenic Cherry County. Situated at the crossroads of these two major highways, Valentine offers convenient regional access while maintaining the welcoming charm of a small western community. The property is approximately five hours from Omaha, four hours from Sioux City, Iowa, and Sioux Falls, South Dakota, three hours from Rapid City, South Dakota, two hours from North Platte, Nebraska, and six hours from Denver, Colorado. Valentine provides a variety of shopping, dining, entertainment, and essential services, making it an ideal location for those seeking peaceful country living without sacrificing everyday conveniences.

For private aviation, Valentine is served by Miller Field, a general aviation airport offering convenient access to the region. The airport features a 4,703-foot primary runway (14/32) and a 3,700-foot crosswind runway (3/21), along with six municipally owned box hangars, three private hangars, and three six-space T-hangars. A welcoming terminal provides restrooms, a passenger lounge, Wi-Fi, and television, while Sandhills Aero serves as the airport’s fixed-base operator. With convenient highway access and local aviation services, Bryan Bridge Loop offers excellent connectivity to surrounding communities and destinations throughout the Midwest and Mountain West.



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