



**6463 240TH LN.
GORDON, NE**



A 3 bedroom home sitting on 40± acres just West of Gordon, NE.

LEALA JIMERSON

Sales Associate

Leala's Cell: 308-615-9065

Email: leala@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$415,000**

Location 6463 240th Lane, Gordon, NE 69343

Legal Description

32 33 42 E 40' OF SW1/4NE1/4 & SE1/4NE1/4 EXC S 40', 32-33-42

Acres 40.09±

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 **\$1,525.52**

Outbuildings

- 2 Car Detached Garage
- Chicken Coop
- Tool Shed
- Pole Barn

Property Summary

Located just 4 miles west of Gordon and less than a mile off pavement, this house with 40± acres has a great location! The upstairs has 3 bedrooms, 2 bathrooms, a fireplace, and an enclosed deck and separate mudroom.

The basement is unfinished ready to be transformed into whatever suits your needs, which also has an unfinished fireplace!

There is a two car detached garage, a chicken coop, tool shed and a pole barn for livestock/horses in the pasture.

The windows and doors have been replaced, and the kitchen was remodeled in 2021. The flooring in the upstairs was replaced in 2018, and the furnace and central air unit was replaced in 2010. The pressure tank was replaced in 2024.

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.

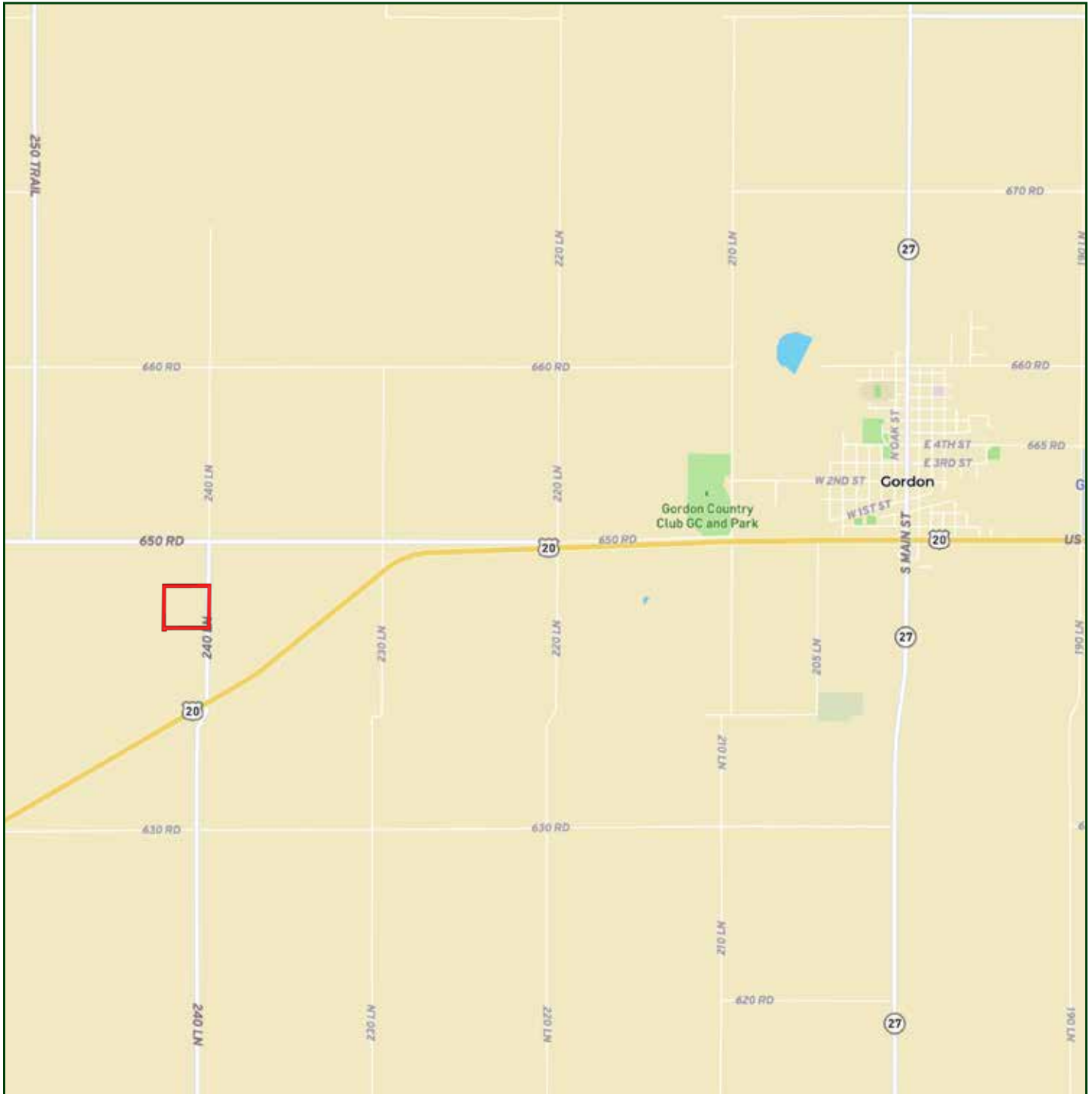
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



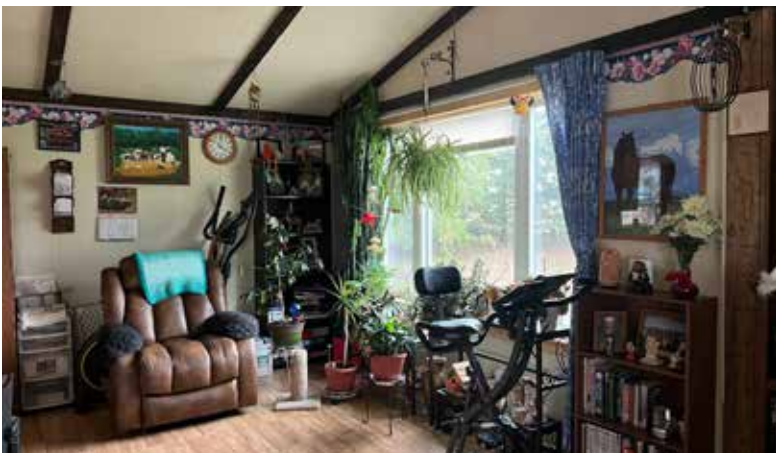
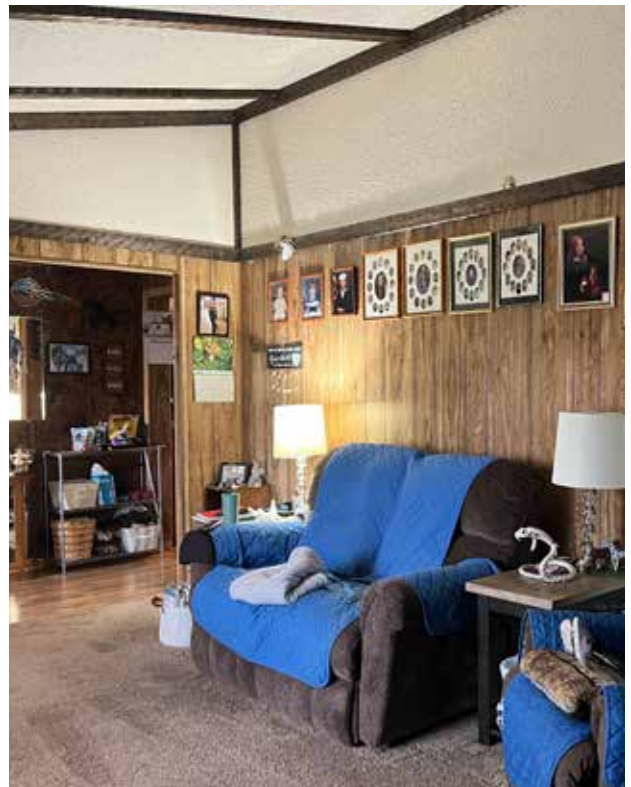
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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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