



**706 GANDY BROADWAY  
STAPLETON, NE**



A country acreage two miles East of Stapleton, NE.

**SHANE MAUCH**

Sales Associate

Shane's Cell: 308-660-5672

Email: [shane@lashleyland.com](mailto:shane@lashleyland.com)

# PROPERTY HIGHLIGHTS

**List Price** **\$160,000**

**Location** 706 Gandy Broadway Ave., Stapleton, NE 69163

## Legal Description

LOTS 1 THRU 20 BLOCK 52; ALL LOTS BLOCK 61; LOTS 1 THRU 10 LOTS 11 THRU 20 BLOCK 45  
GANDY VILLAGE Stapleton, Logan County Nebraska

**Acres** 5.4±

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** **\$451.48**

## Property Summary

Escape to country living with this charming 5-acre acreage in Gandy, just 2 miles east of Stapleton. This 1,140 sq. ft. home offers 3 bedrooms, 1 bathroom, and an unfinished basement ideal for storage and mechanical access.

The home's exterior has been well maintained and features newer windows, siding, and roof, giving peace of mind for years to come. Outside, you'll find a garden shed and cellar, adding extra functionality and storage space.

A standout feature of the property is the impressive 24x60 detached garage/shop with three overhead doors - perfect for vehicles, equipment, hobbies, or a workshop. With plenty of open space, this acreage is ideal for horses, livestock, or anyone looking to start a small hobby farm.

If you've been searching for peaceful rural living with room to grow, this property is full of potential. Property is being sold As-Is.

Don't miss this opportunity to own a versatile acreage in the Nebraska countryside!

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.

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

### Mike Lashley, Owner | Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

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2218 E. Walker Road • North Platte, NE 69101



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