



**202 HANSEN AVE.  
GRAINTON, NE**



A beautifully crafted home with shop sitting on 5 lots.

**TAMI TIMMERMAN-LASHLEY**

Residential Specialist

Tami's Cell: 308-660-9468

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

# PROPERTY HIGHLIGHTS

**List Price** ~~\$340,000~~ **\$298,000**

**Location** 202 Hansen Ave., Grafton, NE 69169

**Legal Description** See Exhibit A

**Acres** 1.5±

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** **\$528.92**

## Property Summary

Unlock the serenity of rural living with this exceptional 5 lot property in Grafton, Nebraska. Just seven miles west of Wallace, this home is move in ready with potential for the new owners to make it their own!

Step inside and be greeted by beautiful craftsman-style woodwork, a testament to timeless quality and meticulous attention to detail. Built-in bench and cabinets in the entry are both beautiful and useful.

The upstairs area is thoughtfully laid out, featuring a fully equipped kitchen, a full bath, and a convenient utility-laundry room with a garden window that would be perfect for plants. A cozy bedroom provides a tranquil retreat, while a dedicated office space is perfect for work-from-home lifestyles or can easily be turned into another bedroom. The side room off the entry offers endless possibilities, whether you envision a playroom, a small gym, or a nursery.

Downstairs, discover even more living space with two non-conforming bedrooms, and a full bath. Ample storage ensures that everything has its place, keeping your home organized and clutter-free.

For those with hobbies or business ventures, this property is a dream come true. A large, heated, and insulated 24x36 garage just steps from the home provides the perfect space for projects year-round. Across the alley/road a 40x60 fully insulated and partially heated building awaits, complete with partial heat, a bathroom, and upper storage. Imagine the possibilities: a workshop, a studio, or additional storage for all your needs. There is a large shed that has an overhead door that can be used to store lake toys such as a jet ski or kayaks or additional materials for your business.

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.

**TAMI TIMMERMAN-LASHLEY**

Residential Specialist

Tami's Cell: 308-660-9468

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

# PROPERTY HIGHLIGHTS

A lovely patio is located off the kitchen perfect for outdoor grilling and entertaining. There is a propane hookup for a gas grill. Steps from that is a nice ground level patio area perfect for a kid's pool or more patio furniture.

The playground equipment came from an old school yard along with a partial tree house slide by the house perfect for kids to play.

Grainton itself offers a unique blend of tranquility and convenience. Nestled in a peaceful, rural setting, you'll enjoy the serenity of country living while remaining close to the amenities of nearby Wallace.

This property isn't just a house; it's an opportunity to embrace a lifestyle of comfort, space, and endless potential. Whether you're a growing family, a hobbyist, or simply seeking a peaceful retreat, this Grainton gem is ready to fulfill your dreams. Don't let this opportunity pass you by—make this house your dream home today and experience the best of Nebraska living.

But consider this: in a world increasingly dominated by digital connectivity and urban sprawl, could a return to rural roots offer a pathway to a more balanced and fulfilling existence? Perhaps the true value of this property lies not just in its physical attributes, but in its potential to reconnect us with the land and with ourselves.



# PROPERTY IMAGES



TAMI TIMMERMAN-LASHLEY  
Residential Specialist  
Tami's Cell: 308-660-9468  
Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)

# PROPERTY IMAGES



# PROPERTY IMAGES



TAMI TIMMERMAN-LASHLEY  
Residential Specialist  
Tami's Cell: 308-660-9468  
Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)

# PROPERTY IMAGES



# PROPERTY IMAGES

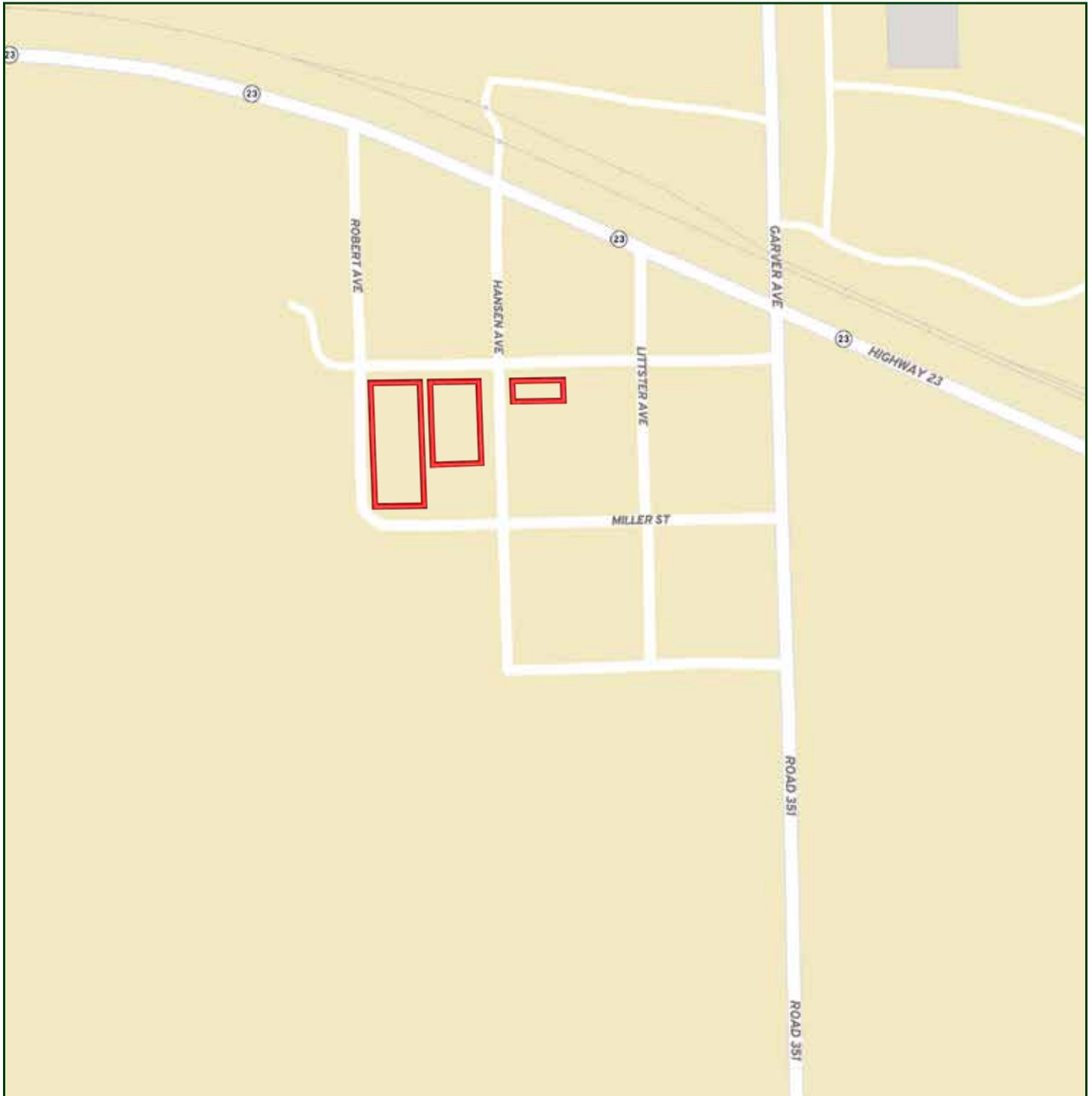


TAMI TIMMERMAN-LASHLEY  
Residential Specialist  
Tami's Cell: 308-660-9468  
Email: [tami@lashleyland.com](mailto:tami@lashleyland.com)

# PROPERTY IMAGES



# LOCATION MAP



Boundary lines are estimates - Map for illustration only

TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

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

# AERIAL MAP



Boundary lines are estimates - Map for illustration only



## 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

Like us on Facebook  
[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101



## TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

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