



Benson Ag Land Realty
Presents
A Home & Shop



1534 5th St, Chappell, NE

\$235,000

Built in 1891, this 1 1/2 story center gable cottage has 4 bedrooms, 2.5 baths, a 2-car detached garage and a large shop building of 4,512 total square feet. The property has 50,619 sf or 1.16 acres of land on a town street with no outlet to the east. Good southern views of the town from the front windows, especially the upstairs bedrooms.

New carpet graces the floor of the open living and dining room as custom woodwork enhances the central stairway to the upper floor. Upstairs are three large bedrooms and a 3/4 bath with storage closet. The kitchen has been expanded into a 300 sq. ft addition with bay window overlooking the back yard. The master bedroom is off the living room and features a full bath.

Three connected buildings form the shop which has all concrete floors, plentiful lighting and power, ceiling fans, overhead door, a bathroom, and a barrel stove heater. The east building has a loft apartment roughed in and ready for finishing with new wiring, ceiling fans, rough-in bath, windows and some painting completed.

FOR PERSONAL SHOWING CALL

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Taxes: \$2,438.80 per 2017 valuation. Floor space: 1,588 square feet Property: 1.16 acres



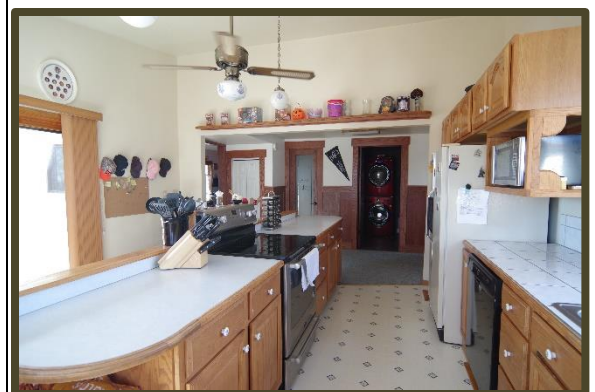
Two views of the front room which is the living room and dining area. New carpet and custom woodwork including built-in bookcases.



The afternoon sun in the kitchen from the wood deck (right) showing the kitchen island. The living room entry shown from the landing on the stair (below).



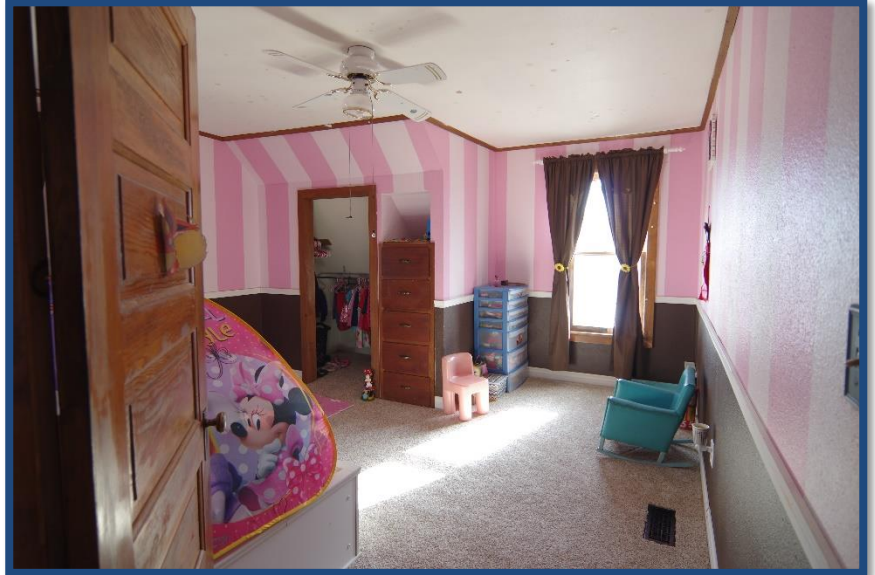
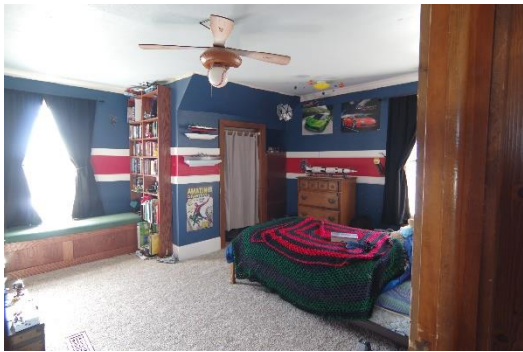
The kitchen includes the appliances



and a large center island with breakfast bar. The laundry is off the kitchen and includes a half bath.

Kitchen is in a 1995 addition to the east side of the house and opens through a patio door onto an 18x14 wood deck with decorative balusters on the deck railing. The extensive center island greatly increases the cabinet space and features a breakfast bar with space for six bar stools.

Bedrooms on the upper level are large and shaped by the center wall dormers. A 3/4 bath is on the upper level with a storage closet.



In the eastern building of the shop is the structure of a loft apartment ready for finishing to suit your tenant's tastes. Roughed in bath on the loft, roughed in kitchen on the main level.



The remainder of the shop consists of a smaller building (below) off the main shop (right).



Shop buildings are: 1,152 sq. ft. – the west part nearest the house; 2,400 sq. ft – the main shop building incl. bathroom, barrel furnace; and 960 sq. ft. – the east building not incl. the loft space.