



*Presenting  
982 2nd St  
A Chappell Craftsman*



**982 2<sup>nd</sup> St, Chappell NE**

**\$120,000**



Built in 1914, this Craftsman style home features the classic front porch, hipped dormers, lots of original woodwork, and no heating – to encourage renovation before winter arrives. Wood floors throughout the home, and the potential for a remarkable floor is there. Four bedrooms, 1 ½ baths, full basement, refrigerator/range, plus built-in display cabinets are just a few features of this house. Outside: a detached garage (432sf), tool shed, wood fence, and plenty of trees, some where they shouldn't be growing. Roof estimate in progress. House located on 2<sup>nd</sup> Street (US Highway 30) the main street of Chappell.

FOR PERSONAL SHOWING CALL  
Mike Benson  
Box 202/200 W 4<sup>th</sup> St., Julesburg, Co 80737

NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty LLC and Seller assume no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction and will not be the agent of the Buyer.

**Office: (970) 474-2000 Mike's cell (970) 520-1778**

**Web: <http://www.benson-realty.com>**

**e-mail: [mbenson@kci.net](mailto:mbenson@kci.net)**

Taxes: \$1,431.68

Lot size: 14,000 square feet

House size: 1,728 sq. ft.

HVAC: gas forced air and window a/c

Built: 1914

Garage: 436 sq. ft.

