



**EXCLUSIVELY
PRESENTS FOR SALE**
Located close to school



1381 3rd Street, Chappell, Ne -\$39,000

- Legal:** Lot 1, Blocks 38, Wertz & Peterson Addition to Chappell
Style: Bungalow style home with gable end roof
Sq. Ft: 1,239 square feet on main level with 1,252 in mostly finished basement
Lot Size: 50' x 140', 7,000 square feet; located on a corner lot
Kitchen: Kitchen with peninsula open into the dining area, appliances included
Bdrms: Two bedrooms on main level with one potential in the basement
Baths: One $\frac{3}{4}$ and one $\frac{1}{2}$ bath on main level with one smaller bath in basement
Basement: Large family room, one bedroom and considerable storage
Laundry: Located just off the kitchen, washer and dryer can stay with the property
Otblgd: One car detached garage, 16.5' x 23.5'
Taxes: \$702.08 for the 2011 assessment
Utilities: Town of Chappell provides water, sewage and trash; Source Gas provides natural gas
Broker's Note: This is located just across the street from the local High School on a corner lot, has recently had considerable upgrades including new vinyl double pane windows, newly insulated for very energy efficient home

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner; Box 202/200 W 4th St.,
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