

# The Historic Steeple House

3.76 Acres

Gage County, NE

\$749,000



HAYDEN  OUTDOORS<sup>®</sup>



## Activities & Amenities

Development Potential  
Income Producing  
Outbuilding/Barn/Shed/Shop

## Land Details

Address: 1921 S Front St,  
Beatrice, Nebraska 68310, USA  
Total Acres: 3.76  
Zoning: Residential  
Estimated Taxes: \$3,150.74 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Homes: Single Family  
Style of Home(s): TriLevel  
Finished Sq. Ft.: 6,832  
Unfinished Sq. Ft.: 1050  
Bedrooms: 6  
Full Bathrooms: 3  
Basement: Partial finished  
Parking Types: Detached Garage & Driveway  
Total # of Spaces: 3  
Outbuildings: 1  
Cooling Systems: Forced Air Cooling  
Heating Systems: Forced Air





### **Property Summary**

The Historic Steeple House was built in 1880 and is located on 3.76 +/- acres in Beatrice, NE. The property was a popular restaurant and bar in the 1970s and 80s. The spacious home features two grand staircases, a main-floor Irish pub, dance floor in the walkout basement, 6 bedrooms, and 3 baths. The property also features a detached garage and additional outbuilding. This property is an opportunity to own a unique part of Nebraska's heritage.







## Improvements

### Own a Piece of History: The Historic Steeple House

1921 S Front St, Beatrice, NE

Step into history with this stunning 1880-built gem, "The Historic Steeple House." Once a vibrant restaurant and bar in the 70s and 80s, this historic home is ready for its next chapter. Nestled on 3.76 +/- acres on the southwest corner of Beatrice, NE, it combines timeless charm with modern potential.

#### Features You'll Love:

- **Home:** Building size - 4,616 sq ft / Basement size - 2,216 sq ft / Partially finished - 1,050 sq ft
- **Lot:** 3.76 +/- acres of a well-manicured lawn, mature trees including ash, mulberry, and black walnut that provide shade during different times of the day, and beautiful countryside views.
- **Exterior:** Vinyl siding/metal and shingle roof.
- **Patios:** Elevated 25'x42' concrete balcony on the north side of the main level, the walkout basement leads to a 40'x42' concrete patio on the north side of the residence, there is a 20' x 28' patio on the west side of the residence and approximate 20' x 7' patio on the east side of the residence.
- **Spacious Living:** 6 bedrooms and 3 baths offer room for family, guests, or creative projects.





## Improvements

### Features You'll Love:

- **Entertainer's Dream:** Enjoy an Irish pub on the main floor, a sunroom, and a walkout basement with a bar and dance floor.
- **Functional Layout:** Two staircases, a fireplace, high ceilings, and an open main floor add elegance and convenience.
- **Parking & Storage:** Detached 684 sq ft garage, detached frame barn, multiple parking spaces, numerous areas for storage on all the floors, and a large concrete parking area on the south side of the residence.
- **Potential:** The extensive square footage of the residence and spacious lot offer the potential for a bed & breakfast or wedding venue with the proper permits.

This unique property offers endless possibilities, whether as a private residence, a business venture, or both. Experience the historic charm and versatile functionality of The Historic Steeple House!

Contact Jarod Brabec or Rick Kusel with Hayden Outdoors Real Estate today to schedule a private tour. Don't miss this opportunity to own a piece of Beatrice's history!







## Region & Climate

Beatrice, Nebraska, enjoys a humid continental climate, characterized by four distinct seasons and a mix of weather conditions throughout the year.

- **Spring (March to May):** Spring in Beatrice is a season of transition, with warming temperatures and blooming landscapes. Highs range from the mid-50s°F (13°C) in March to the mid-70s°F (24°C) in May. Rainfall increases, making this one of the wetter times of the year. Occasional thunderstorms are common.
- **Summer (June to August):** Summers are warm to hot, with average highs in the mid-80s°F (29°C) to low-90s°F (32°C). Humidity levels can make it feel warmer, but clear skies and abundant sunshine dominate. Summer also brings occasional rain showers and thunderstorms, often in the late afternoon or evening.
- **Fall (September to November):** Fall offers mild, pleasant weather with highs in the 70s°F (21°C) in September, cooling to the 40s°F (4°C) by November. This season is marked by vibrant foliage and generally dry conditions, making it a favorite for outdoor activities.
- **Winter (December to February):** Winters in Beatrice are cold, with average highs in the 30s°F (-1°C) and lows often dipping into the teens (-7°C). Snowfall is moderate, averaging around 20 inches annually, creating picturesque winter scenes. Wind chills can occasionally make it feel colder.

Overall, Beatrice experiences approximately 33 inches of rainfall annually, along with 2,500 hours of sunshine. The town's climate allows for a mix of seasonal activities, from warm summer days to cozy winter nights.

## Location

From the intersection of Hwy 77 and Hwy 136 in Beatrice, go south approximately 1.7 miles south on Hwy 77 (S 6th St) and then turn west on Russell Ave. Take Russell Ave five blocks west and 1921 S Front St will be located directly ahead, on the west side of S Front St.

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## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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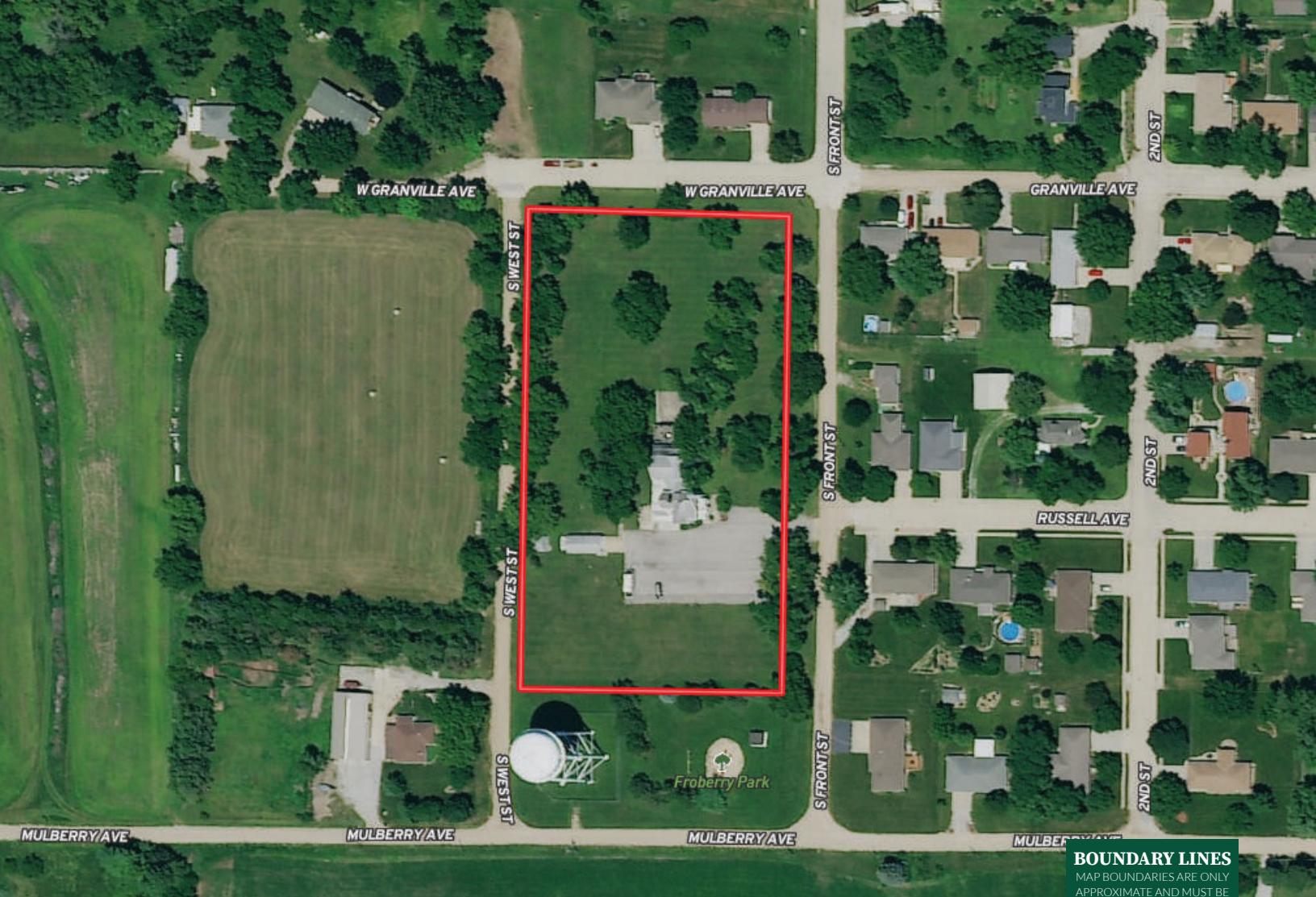
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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 MAP BOUNDARIES ARE ONLY  
 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.

 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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