



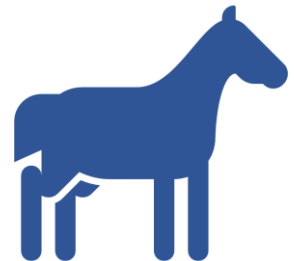
# Country Acreage With two Homes For Sale



**16848 County Road 41.5, Julesburg CO**

**\$120,000**

- House 1:** 2 Bedroom, 1 bath home built in 1918, 780 sq ft
- House 2:** 2 bedroom, 1 bath home built in 1925, 832 sq ft
- Taxes:** \$420.42 (2016 assessment)
- Roof:** Composite shingle roofs replaced in 2016
- Land:** 20 acres fenced grazing land
- Garage:** 1,396 sq ft barn built in 1918, 960 sq ft barn built in 1963
- HVAC:** House 1 – propane wall furnace House 2 - electric
- INCL:** Adjacent to South Platte River



FOR PERSONAL SHOWING CALL  
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