



**Benson Ag Land Realty**  
**Presents**  
**A Country Shop and Home**



**11985 CR 29, Ovid CO**

**\$375,000**

**T**his traditional style home was built in 1909 and has been remodeled and expanded to 1,795 sq. ft. in the past few years. The home sits on 9 1/2 acres of prairie south of Ovid with a view of the South Platte River valley and the wide skies of northeast Colorado. This home features an open-plan great room and kitchen with a vaulted ceiling over the great room. The kitchen has a deep porcelain twin sink and a dining counter with metal counter top. Three bedrooms grace the main level of this home with one full bath. The laundry is on the main level with storage closets and a pantry.

**A** 3,200 sq. ft. shop building (above, right) is the center piece of this country property with 16' overhead doors at both ends, a tool room, office, and 1/2 bath with deep sink. A metal stair leads to the open storage loft above the rooms that has approximately 800 sq. ft of floorspace. The concrete floor of the shop was poured 8" thick to accommodate large repair jobs and concrete aprons lead to the doors on both ends. The shop is heated by a propane heater with its own tank.

Other outbuildings include an additional 2,400 sq. ft. of storage/utility space.

**FOR PERSONAL SHOWING CALL**

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**TAXES: \$1,095.44 (2018 est.)**

**Land: 9.581 acres**

**Year Built: 1909**

IRES MLS # 849923





May 8, 2018



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