



**EXCLUSIVELY PRESENTS  
FOR SALE  
(Starter Home)**



**314 7<sup>th</sup> Street, Ovid  
\$22,050**

**Style:** 1 story frame home with gable end roof style  
**Year built:** 1926  
**Square feet:** 1,068 square feet  
**Lot size:** 7,000 square feet  
**Bedrooms:** Two bedrooms on main level; two nonconforming bedrooms in basement  
**Baths:** One full bath on main level  
**Basement:** 728 square feet unfinished  
**Heat/AC:** Forced Air  
**Taxes:** 2013 assessment \$230.98  
**Other:** 1 car detached garage  
**Brokers Note:** This is a modest home that would make a good starter home with modest inputs. Located four blocks from the high school.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker; Box 202/200 W 4<sup>th</sup> St.,  
Julesburg, Co 80737; (970) 474-2000; fax 474-2002; cell #520-1778

[web; benson-realty.com](http://www.benson-realty.com); [e-mail; mbenson@kci.net](mailto:mbenson@kci.net)

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.