



Benson Ag Land Realty
Presents
A Country Acreage by Ovid



May 8, 2018

11985 CR 29, Ovid CO

\$375,000

This 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.

The shop building is 40' x 80' with 16' insulated side walls and an 8" thick cement floor. The overhead door is 16' h x 14' w. The shop building features air conditioning, radiant gas heating (via a 60' tube type heater), tool room, and a half bath. Built in 2007, this shop also has loft storage bins and shelves about the main shop floor. Negotiable vehicle hoist too!

FOR PERSONAL SHOWING CALL

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TAXES: \$1,095.44 (2018 est.)	Land: 9.581 acres	Year Built: 1909
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