



Benson Ag Land Realty
Presents
A Farmhouse in Town



400 Ash Street, Julesburg

\$99,500

A front gable and wing I-house style farmhouse from 1898 on the east edge of Julesburg with 1,452 square feet of living area, 3 bedrooms, and 1 full bath. Some of the past remains in this home, including the floor furnace heating through a large grate in the living room floor, the wood cabinets with glass fronts in the kitchen, and the one full bath off the kitchen. Updates include a wood stove in the living room, an electric range and refrigerator in the kitchen, and some vinyl windows in the two upstairs bedrooms. There are other mixtures of older and newer in this home, but it has seen good maintenance and care over its 120-year history to be in this condition.

Outside, the property has a large barn with addition that boasts 2,812 square feet of floor space, some with the original wood floors and some in concrete. The gambrel roof on the barn covers a loft area. The barn does have a partial basement and a floor furnace. Another gas stove heats the 384 square foot addition. The farm equipment shed on the east side of the property features 3 overhead doors and 1,120 square feet of floor space. The property has an established windbreak to the north side.

FOR PERSONAL SHOWING CALL

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IRES MLS Listing #845693 see on www.coloproperty.com



Kitchen cabinets



Bedroom 2-upstairs East



Living Room



Bedroom 1 - Main Floor



Kitchen



Living Room

Taxes: \$633.28 2018 est. Lot size: 31,500 sq. ft (.72 acre) House: 1,452 sq. ft.

Barn: 2812 sq. ft + 1,080 sq. ft. loft Equipment shed: 1,120 sq. ft.

Wood stoves in house and equipment shed. Window AC units stored in barn.

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