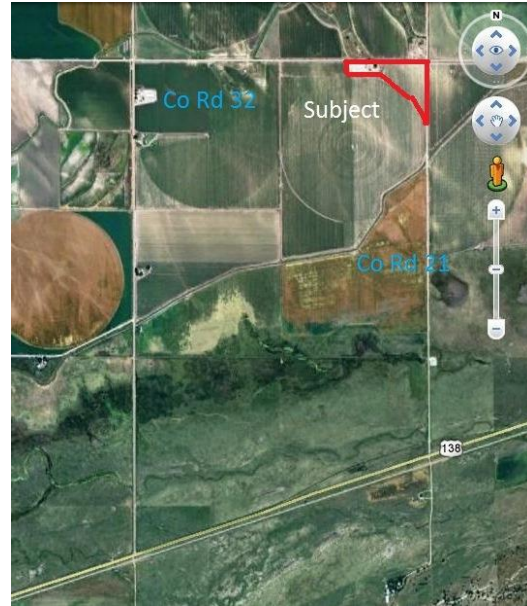




EXCLUSIVELY PRESENTS
FOR SALE
Acreage with improvement



**9820 County Road 32,
Sedgwick, Colorado
\$295,000**

Legal: 15.02 acre parcel, more or less in the NENE 3-11-46, four miles NE of Sedgwick, Colorado

Residence; SFD home with 2,292 square feet on main level with 1,440 in finished basement; built new in 1978; back porch/mud room and one bedroom added new in 2009; central Air; recently replaced roof.

Outbuildings; 60' x 120' steel building with one-half cement floor; two over-head doors, 20' x 16' and one 24' x 16'; one sliding door, 16' x 30'; built new in Spring of 2012.

Utilities; water, domestic well on site; Septic tank system for waste water; electric: Highline Electric

Taxes: 2013 assessment, \$2,109.79

Brokers Note: This property is an established home site that is ideal for country living yet close to a small community. There is over ten acres, currently planted to grass for potential animal grazing.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner; Box 202/200 W 4th St.,
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View from NE of property



View from SE of property



View of barn and corrals from NE



Kitchen View



Dining room view



Living room & dining area



NE view of steel building



SE view of steel building