



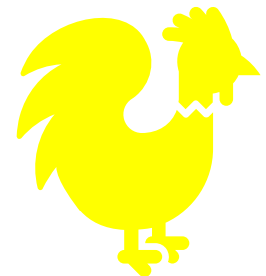
**1/2+ Acre Lot in Ovid
With Small House
For Sale**



211 7th St, Ovid CO

\$66,000

- House 1:** 1 Bedroom, 1 bath home built in 1922, 612 sq ft
- Shop:** 800 sq ft shop/garage on alley
- Taxes:** \$213.51 (2017)
- Roof:** Composite shingle
- Land:** 24,500 sq ft (.56 acre) chain link fenced with gates
- Garage:** 2-car (540 sf) and 1-car (240 sf) detached garages
- INCL:** Rock gardens, cast iron light poles, sculpture stand, and deer statuary
- Note:** Excellent property for a vehicle business or hobby; great space and storage for several vehicles under a roof and enclosed, plenty of space for a large pole building too. Property is 3 miles from the Julesburg Dragstrip. **N.B. 10% Earnest Money Deposit**



FOR PERSONAL SHOWING CALL

Mike Benson

Box 202/200 W 4th St., Julesburg, Co 80737
(970) 474-2000; fax 474-2002; cell #520-1778

web; benson-realty.com; e-mail: mbenson@kci.net Also available on Realtor.com, [Trulia](http://Trulia.com) & [Zillow](http://Zillow.com)

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.

Office Listing only