



## EXCLUSIVELY PRESENTS FOR SALE

*Country acreage ten miles  
south of town*



**5664 Hwy 385, Julesburg, CO**  
**\$167,500**

**Legal:** 3.71 acre parcel, more or less in the NW 23-10-44

**Residence:** SFD home with 1,615 square feet all on one level; built new in 1943 with considerable upgrade in last seven years; three bedrooms with an additional office or can be used as a bedroom; two baths on main level. Kitchen has lots of cabinets and counter space; formal dining area between kitchen and living room.

**Outbuildings:** 1) 36' x 48' shop just north of residence with cement on floor; 2) detached two-car garage, 24' x 34'; 3) 20' x 34' 4) 24' x 48' livestock shed 5) eight grain bins totaling 20,600 bushel most of which have pits for augers.

**Water Wells:** One domestic well permit #20844; 294' total depth, 245' static water with 15 g/m pump rate; drilled in 1964. **Sewer:** Septic tank system for waste water.

**Taxes:** 2013 assessment, \$692.30

**Brokers Note:** This property is an established home site that is ideal for country living; well established windbreak along the north and west side for seclusion from the wind and Highway 385.

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Kitchen



Kitchen



Laundry room/Back Door



Living Room



Bedroom



Front Entry