



**Benson Ag Land Realty
Presents
Residential Property Lots**



Cottonwood & Chestnut St, Julesburg

~~\$354,000~~ now \$275,000!

An unmatched opportunity north of the school campus for the Cottonwood Street residential building sites offered on the west side of Julesburg. Seventeen residential building sites for sale of 14,000 (9) or 10,500 (8) square feet each. In addition, there are five more parcels now for sale near the school campus. Town utilities, curb, and gutter to the property line on all lots facing Chestnut Street; Cottonwood Street lots have water/sewer and electric service to the property line. Be the next to purchase your choice of building sites or make an offer on combos! **Have a development idea? The sale price to purchase all sites and lots as a complete package, incl Site 25, is**

~~\$354,000~~. New quick-sale price for all sites - \$275,000

FOR PERSONAL SHOWING CALL

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web: www.benson-realty.com; e-mail: mbenson@kci.net Also available on Realtor.com, Coloproperty.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.

IRES MLS # 987656 also shown on Coloproperty.com, Realtor.com, and other real estate sites

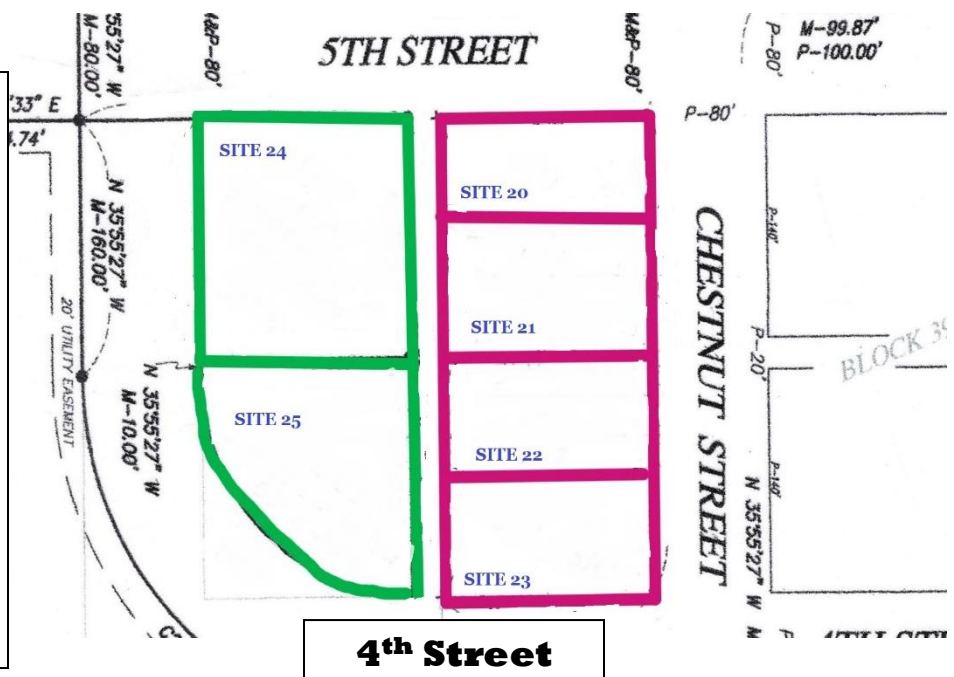
Site 1	14,000 sf	Campbell's Second Filing, Block 4, Lot 11	\$18,000
Site 2	14,000 sf	Campbell's Second Filing, Block 4, Lot 10	\$18,000
Site 3	14,000 sf	Campbell's Second Filing, Block 4, Lot 9	SOLD
Site 4	14,000 sf	Campbell's Second Filing, Block 5, Lot 11	\$18,000
Site 5	14,000 sf	Campbell's Second Filing, Block 5, Lot 10	\$18,000
Site 6	14,000 sf	Campbell's Second Filing, Block 5, Lot 9	\$18,000
Site 7	14,000 sf	Campbell's Second Filing, Block 6, Lot 11	\$18,000
Site 8	14,000 sf	Campbell's Second Filing, Block 6, Lot 10	\$18,000
Site 9	14,000 sf	Campbell's Second Filing, Block 6, Lot 9	\$18,000
Site 10	10,500 sf	Campbell's Second Filing, Block 4, Lot 1	\$16,000
Site 11	10,500 sf	Campbell's Second Filing, Block 4, Lots 2, 3, & 4	\$16,000
Site 12	10,500 sf	Campbell's Second Filing, Block 4, Lots 5, 6, & 7	\$16,000
Site 13	10,500 sf	Campbell's Second Filing, Block 4, Lot 8	\$16,000
Site 14	10,500 sf	Campbell's Second Filing, Block 5, Lot 1	\$16,000
Site 15	10,500 sf	Campbell's Second Filing, Block 5, Lots 2, 3, & 4	\$16,000
Site 16	10,500 sf	Campbell's Second Filing, Block 5, Lots 5, 6, & 7	\$16,000
Site 17	10,500 sf	Campbell's Second Filing, Block 5, Lot 8	\$16,000
Site 20	11,200 sf	Campbell's First Filing, Tracts 1 & 2	\$16,000
Site 21	9,800 sf	Campbell's First Filing, Tract 3	\$16,000
Site 22	10,500 sf	Campbell's First Filing, Tract 4	\$16,000
Site 23	10,500 sf	Campbell's First Filing, Tract 5	\$16,000
Site 24	21,000 sf	Campbell's Third Filing, Lot 2	\$18,000
Site 25	~16,794 sf	Campbell's Third Filing, Lot 3	

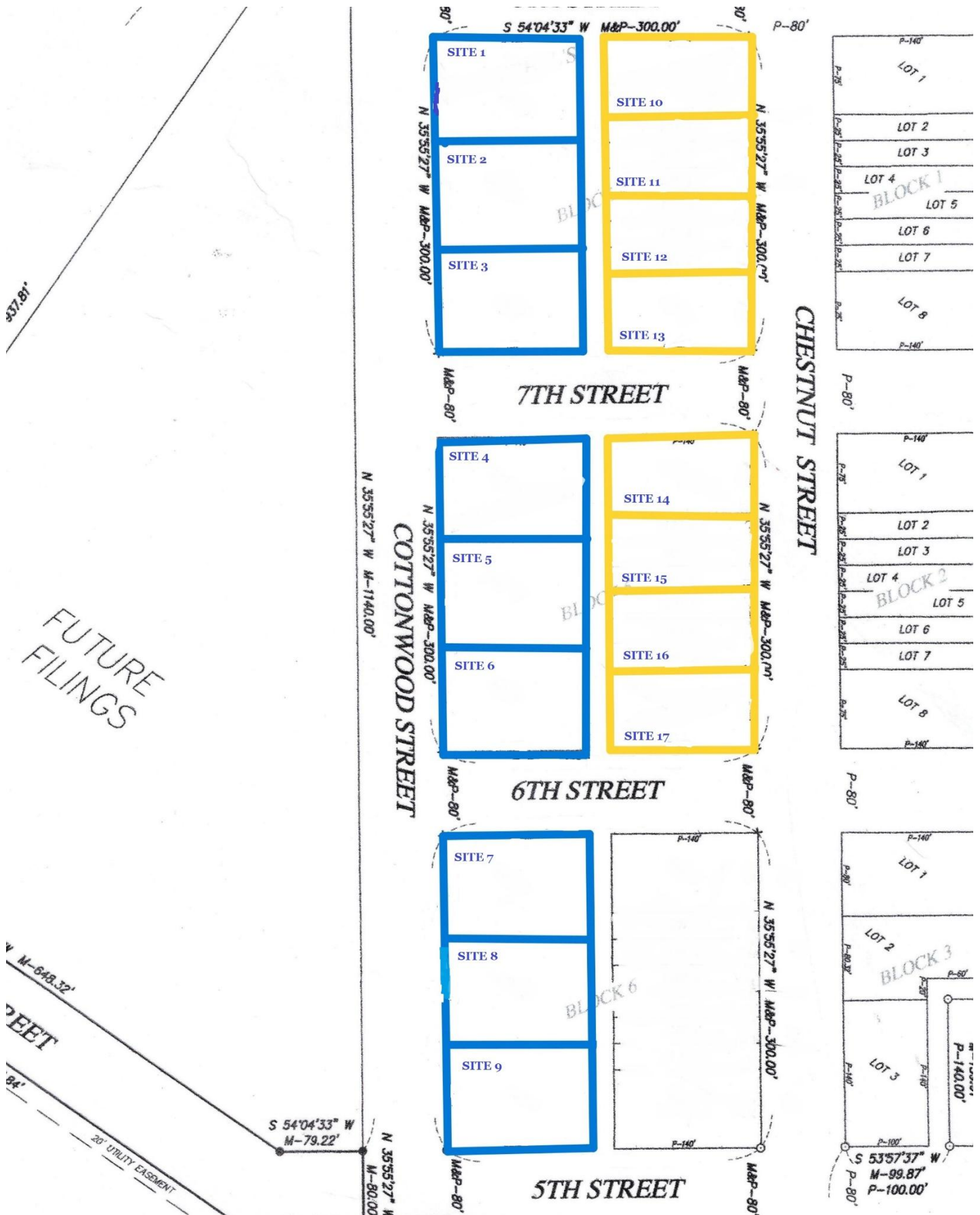
Sites 1-17 are zoned Residential A-1. Sites 20-25 are zoned Residential A.

Map of the Campbell's Addition 3rd Filing showing Building Sites 20 – 25 between Chestnut and Cottonwood Streets.

These building sites are available for lease terms ~~negotiated with the owner's representative.~~ All lots for sale only as of 05/06/2025

All six sites currently zoned Residential A.





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