



**Benson Ag Land Realty
Presents
A Deuel County Ranch Home
Located just 2 m north of Julesburg**



420 NE Road 187, Julesburg, CO

\$375,000

Originally built in 1918, this 1 1/2 story Traditional home with Prairie style addition has 3 bedrooms, 2 baths, an attic bonus room, an enclosed porch sunroom, a 2-car detached garage built in 1977 with a large shop, and a 2-car detached garage built in 1920. The house and outbuildings sit on 71.53 acres just north of the Colorado border or 2 miles north of Julesburg CO.

Inside the home: Large kitchen with center island breakfast bar, wood cabinets, laminate countertops and tile backsplash, plus appliances including, gas range, refrigerator, dishwasher, and microwave. Carpeted living room with fireplace and wood paneling opens to dining room with wood floor. Full primary bath with custom vanity cabinet and countertop. Laundry is just off the kitchen and includes the washer and dryer.

A 1,680 square foot outbuilding with 2 garage bays plus shop and storage space has been refinished to match the house. The balance of the acreage is in the CRP and can transfer to the buyer at closing.

FOR PERSONAL SHOWING CALL

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Taxes: \$2,602.48 (2020)	Floor space: 2,594 square feet	Property: 71.53 acres
MLS Number: 29775	Parking: 1,680 2-car detached garage w/shop, 440sf det garage	

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Kitchen with center island breakfast bar and appliances.



Carpeted living room with fireplace opens into the formal dining room.



The dining room (left) and one of the three



bedrooms in the house.

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Garage: 1,680 square foot 2-car garage and shop, 440 sq. ft. det garage MLS#: 29775

Small patio area opens from the enclosed porch sunroom, which could make an artist's studio or other inspirational room.



Custom ranch swing (right) and the patio and porch area.



The garden shed and a view of the backyard.



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