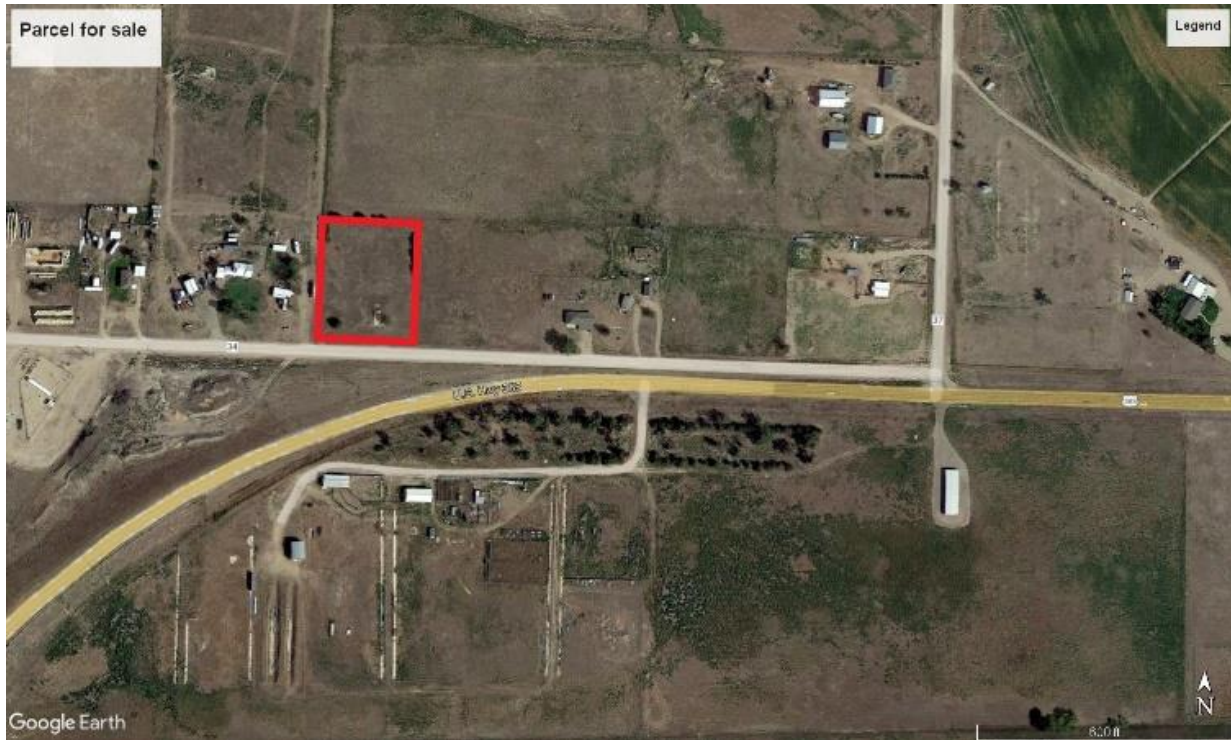




## EXCLUSIVELY PRESENTS FOR SALE

*Sedgwick County  
1.912-acre grass parcel*



**Legal:** So $\frac{1}{2}$  SE $\frac{1}{4}$  Section 25, T12N – R45 West of the 6<sup>th</sup> P.M., Sedgwick County, Colorado

**Location:** Approximately three miles west of Julesburg, Colorado

**Price:** \$30,000.00

**Taxes:** \$35.00 estimated for the 2022 tax year

**Water:** Colorado permit # 124413, permitted as, Domestic, Livestock & Irrigation. Drilled in March 1982; Well depth, 200'; recently test pumped at 25 g/min with static water level 25'.

**Brokers note:** This parcel is mostly native grass and has not been used for many years

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner; Box 202/200 W 4<sup>th</sup> St.,  
Julesburg, Co 80737; (970) 474-2000; fax 474-2002; cell #520-1778;  
[web; benson-realty.com](http://web; benson-realty.com); [e-mail,](mailto:)

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