



**Benson Ag Land Realty**  
**Presents**  
**A Corner Cottage**



**222 W 7<sup>th</sup> Street, Julesburg**

**\$97,500**

- Style:** A 1 1/2 story house built in 1909
- Floorspace:** Main floor – 588 sf, upper floor – 294 sf, full, unfinished basement
- Rooms:** 2 bedrooms, 1 full, 2 half baths
- HVAC:** Forced air gas furnace, central air conditioning
- Lot:** 4,375 sq. ft.      **Taxes:** \$434.00 (2021)
- Incl:** electric range, dishwasher, refrigerator, washer, and dryer
- Garage:** 1-car attached of 286 sq. ft.
- Legal:** Julesburg Clarkson’s 2<sup>nd</sup> Addition, Block 87, S 87.5ft of Lot 7

FOR PERSONAL SHOWING CALL

Mike Benson

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