



Country living, grass & corrals



Location: South of Ovid, Colorado approximately one mile south of I-76 Ovid exit, 11225 County Road 29, Ovid, Colorado.

Legal: A 42.12 acres parcel, m/l in the E ½ 20-11-45;

Improvements: 1,848 sq ft manufactured home built in 1977; detached garage, 28' x 24'; loafing shed, 70' x 14'; other outbuilding(s). Home includes; dishwasher, oven, range, refrigerator, forced air heat, propane tank, evaporative cooler and wood burning fire place.

Water: One domestic well located on the premise.

Price: \$110,000.00 **Terms:** Cash, buyer receives possession at closing.

Taxes: \$264.32 for the 2005 assessment.

Brokers note: This property is located approximately one mile south of the Ovid exit on I-76; ideal for a horse property or livestock. Call for additional details.

FOR PERSONAL SHOWING CALL: Mike Benson (Broker), PO Box 202 Julesburg, Co 80737
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