



**EXCLUSIVELY PRESENTS  
FOR SALE,  
ACREAGE WITH UNLIMITED  
POSSIBILITIES**



**9.63 acres in SE 25-12-45  
17675 County Road 34,  
3 miles west of Julesburg,  
Colorado, \$112,000  
Price Reduced to  
\$78,500**

**Style:** Frame with one-car attached garage.  
**Year built:** 1959 with many upgrades  
**Sq. Feet:** 1,402 square feet on main level  
**Roof:** Gable roof, asphalt shingles  
**Bedrooms:** Two on the main level.  
**Baths:** One full bath.  
**Laundry:** Located on the main level.  
**Heat:** Hot water heat  
**Taxes:** \$378.56 for the 2006 assessment.  
**Water:** Two domestic wells on property.  
**Other:** 40' x 14' pole shed, 36' x 18' storage shed, 44' x 14' Shed, 32' x 16' shed and 24' x 32' garage.  
**Brokers Note:** Located approximately one and one-half miles west of town of Julesburg, Colorado. Call for your personal showing and additional details.



**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, [mbenson@kci.net](mailto:mbenson@kci.net)**

**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.