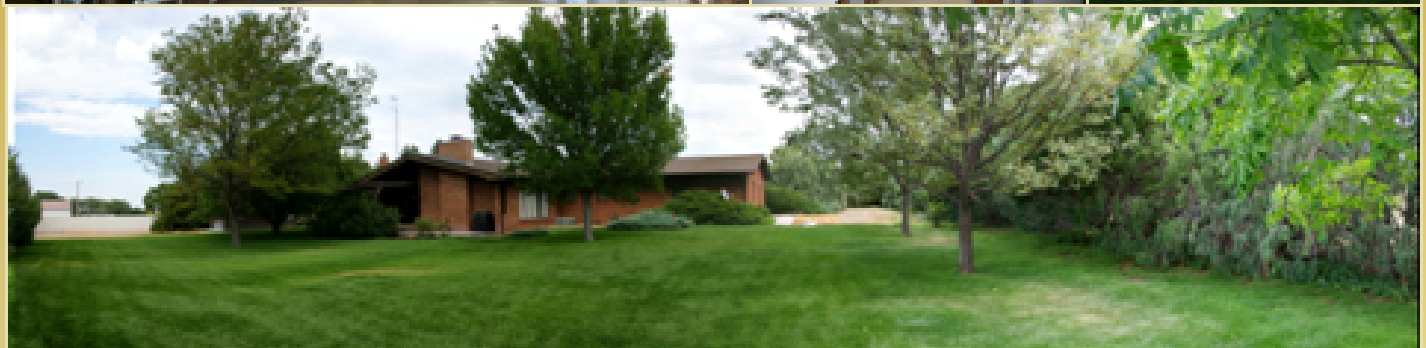
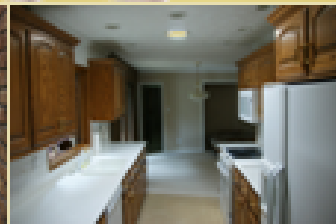
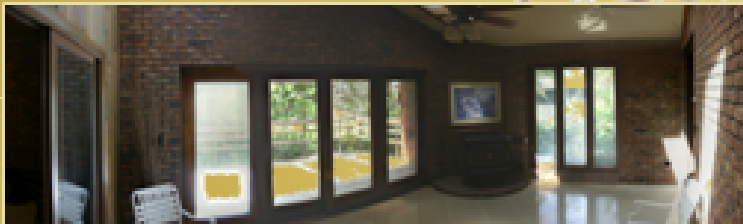


Beautiful Home, Shop & 48 Acres FOR SALE

Sedgewick County



13075 County Road 29, Ovid, Colorado



CONTACT . . . *Troy Vogel, Broker Associate*

RECK AGRI
REALTY & AUCTION

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Sterling, CO 80751
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Property Information

Call Troy Vogel at 970-522-7770 (office)
970-520-9225 cell

LOCATION:

13075 County Road 29, Ovid, CO 80744. Located South of Ovid on Co Rd 29.

LEGAL:

#1: A tract in the W1/2 SE1/4 of Sec. 8, T11N, R45W of the 6th P.M., Sedgwick County, CO.
#2: A tract in the S1/2 SE1/4 of Sec. 8 and in the NE1/4 of Sec. 17, T11N, R45W of the 6th P.M., Sedgwick County, CO

Home and 10.7 +/- acres & optional 37.79 +/- acres.

ACREAGE:

2010 due in 2011 real estate taxes on home and 10.7 +/- acres: \$ 937.25

TAXES:

2010 due in 2011 real estate taxes on 37.79 +/- acres: \$ 492.71

IMPROVEMENTS:

Beautiful all brick, ranch style home, in the country for sale. Main level includes 4 bedroom, 3.5 bath on 10 +/- acres. Many mature trees surround the home offering wind breaks and great curb appeal. In addition to the 10 acres it has 37+/- acres of pasture available adjacent to the home. This acreage is a really nice horse property and a private rural residence.

This country home offers spacious living with 3,048 square feet finished on the main level. Built in 1964 and completely remodeled in 1980, this home is in excellent condition. The galley style kitchen has immaculate fruitwood stain custom oak cabinets, porcelain tile floors and newer corian countertops. Stove, dishwasher, microwave & garbage disposal are included. The master and hall bathrooms are equipped with marble countertops installed 4 years ago. The Master Bedroom measures 11 x 17 and has a large master bathroom with Jacuzzi tub. A forced air furnace and central air conditioning provide year round comfort. The 672 sq ft basement houses the furnace, water heater, water softener and offers additional storage space. This home is ready for entertaining family and friends and/or business associates. Large great room, living room, dining room, enclosed patio & back deck are perfect for dinner parties and get-togethers. Gorgeous back yard with many trees & beautiful green grass is easily maintained with an in ground sprinkler system.

The 36 x 64 barn is quite a showcase due to the office addition, heated shop, 4 horse stalls & plenty of additional storage space on a concrete floor. The pasture & corral by the home provides space for your animals to graze & roam. 2 car attached garage and 1 car detached garage offer plenty of storage space for vehicles & tools. Beautiful Colorado Country Home is ready to move in!

Bedrooms : 4	Bedroom #1 : 10'x10'	Appliances : Yes
Bath : 3.5	Bedroom #2 : 10'x11'	Fireplace : Yes
Total Est Sq Ft : 3,720 sq ft	Bedroom #3 : 11'x11'	Heating System : Natural Gas
Main Floor : 3,048 sq ft	Master Bedroom : 11'x17'	Air Conditioning : Yes
Style: Ranch Home	Living Room : 17'x19'	Sprinkler System : Yes
Basement: 672 sq ft	Dining Room : 13'x14'	Fence : Yes
Taxes : \$937.25	Kitchen : 8'x13'	Deck : Yes
Condition : Excellent	Utility Room : 6'x8'	Patio : Yes
Roof: Heritage Shingles	Bathrooms (3) : 6'x6'	Street : Co Rd Paved
Windows : Pella	Master Bath : 13'x14'	Barn : 36'x64' w/ office addition
Zone : Residential	Garage : 23'x27'	Water : 2 Domestic Wells
School : Platte Valley District	Dishwasher : Yes	Sewer : Septic
Utility Company: Highland Electric	Garbage Disposal : Yes	Sump Pump : None
Heating: Forced Air	Fan/Hood: No	Occupied: No

PRICE:

\$315,000 for house & 10 acres. 37 acres can be purchased for an additional \$20,000.

TERMS:

Cash to Sellers

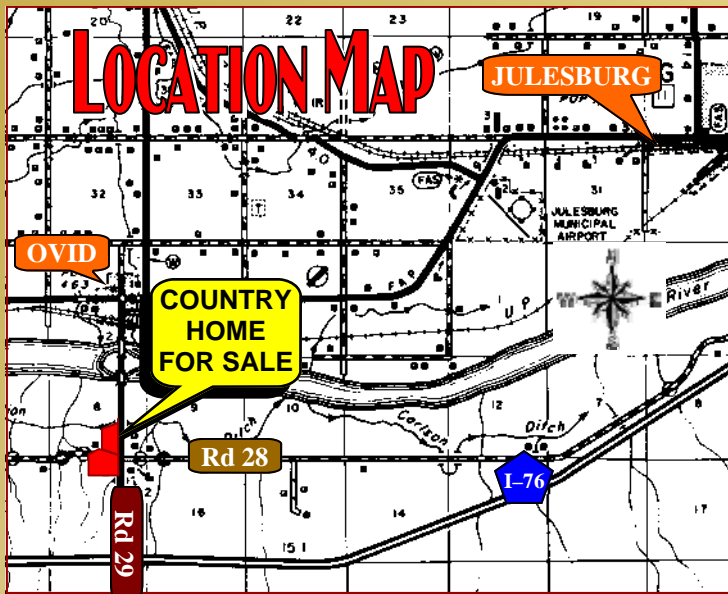
COMMENTS:

Sellers to provide title insurance. All owned mineral rights to be conveyed to Purchaser.

The Home



The Shop - Business



NOTICE TO PROSPECTIVE PURCHASERS

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Sellers assume no responsibility for the omissions, corrections, or withdrawals. The location and aerial maps are not intended as a survey and are for general location purposes only. The prospective Purchaser(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All equipment and improvements are to be sold AS IS-WHERE IS, without warranty, representation or recourse to Sellers. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Transaction Broker.

Visit... www.reckagri.com

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Address Service Requested

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