



**EXCLUSIVELY PRESENTS
FOR SALE**
*Modest improvements;
With small feedlot*



4861 County Road 30, Sedgwick, Co -- \$26,500

- Legal:** Two acre parcel in SE 2-11-47 in the 6th P.M.
Style: Older frame home built in 1927.
Sq. Feet: 820 square feet one level.
Taxes: Property, \$94.13; water, \$47.00 for the 2010 assessment.
Water: One domestic well on property.
Other: Feedlot to accommodate approximately 400 head; 120' x 408'; 350' of feed bunk and one automatic water unit. Five rows of oil field tubing on three sides of the pens (valued at approximately \$5,000).
Brokers Note: This property is ideal for your stand alone feedlot or a great addition to an existing yard. Call for your personal showing and additional details.

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