



**EXCLUSIVELY PRESENTS
FOR SALE
(Two vacant lots)**



10th and Pine Street, Julesburg --\$9,000

Legal:	Lots 2 and 3, Block 74, Clarkson's Second Addition to the Town of Julesburg.
Location:	North side of town, three blocks from the Julesburg High School.
Year built:	Not Applicable
Lot size:	100' x 140', 14,000 square feet
Utilities:	All town utilities are adjacent and ready to be hooked up.
Water:	Includes .70 acres of Julesburg Irrigation District Water Rights.
Taxes:	2010 assessment \$252.21
Brokers Note:	These lots are located on the north side of Julesburg, across the street from the new water treatment plant and around the corner from the assisted living center.

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](http://web.benson-realty.com); e-mail, mbenson@kci.net

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