



## 16848 CR 41.5, Julesburg, Colorado, 80737

Fantastic horse property! With 20 acres, this property has all the potential to make it what you want! Property runs to the river and is fenced and ready for animals! This property also features 2 homes. One home is 832 sq. ft and has 3 bedrooms and 1 bathroom. Home 2 is 780 sq. ft. & has 2 bedrooms and 1 bathroom. Great opportunity here. Lease out one of the homes and help pay the mortgage! Both homes are ran off one well and one septic. New roof and windows were installed in 2019.

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2021	\$ 552	0.00 %	\$ 0	0.00 %

### BASE INFORMATION:

Bed	: 3
Bath	: 1

### LAND INFORMATION:

Total acres	: 20
Square feet	: 832
Lot Size	: 99999.99

### BUILDING INFORMATION:

Year Built	: 1925
Year Remodeled	: 0
House Style	: Ranch
House Construction	: Wood Frame
Exterior Finish	: Vinyl Siding
Roof	: Composition
Flooring	: Carpet, Laminate
Number of Floors	: 1
Floor area (Lower Level)	: 0
Floor area (Main Level)	: 832
Floor area (Upper)	: 0
Floor area (Total)	: 832

### CONVENIENCE:

**General Amenities:** Satellite Dish,Cable TV,Cable Internet,

### Appliance Amenities:

Refrigerator,Range/Oven,Microwave,

**Exterior Amenities:** Pasture,Garage,

