

McFeeders

REALTY APPRAISAL & MANAGEMENT

(970)867-7816 ~ www.mcfeeders.com



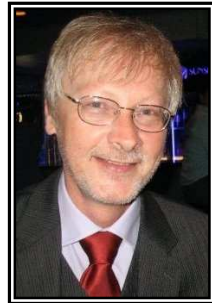
Driving Directions: From I-76, take Exit 102 north (Merino, CO); continue north past Hwy. 6 to County Road 56 and turn west (left). Proceed approximately 3/4 mile to property. Property is located on the North Side of the Road.

Offered By:

McFeeders

REALTY APPRAISAL & MANAGEMENT

325 W. Platte Avenue, Fort Morgan, CO
 Office: (800)889-7816 ~ Fax: (970)867-0801
 Website: www.mcfeeders.com



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 Associate Broker
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 arne@mcfeeders.com

All information is deemed to be correct, but not guaranteed.



Country Living Close to Prewitt Reservoir, 2 Miles off I-76 Segelke

Parcel #1
 House on 2.26 Acres

\$99,000

Parcel #2
 3.01 Acres w/Barn,
 Corrals & Outbuildings

\$70,000

Country Farmhouse on Acreage located midway between Ft. Morgan and Sterling, CO

Two Parcels can be sold together or separately.

\$169,000 Both Parcels (Preferred Sale)

Parcel #1: An addition to the original farm house makes this a 4 bed, 2 bath home, which includes a 2-car attached garage, corrals and a small pasture for animals.

Parcel #2: The adjoining 3.01 acres houses a barn, corrals and other outbuildings. A domestic well is also included.

MOTIVATED SELLER!

13249 Co. Rd. 56 | Hillrose | CO



Property #1
\$99,000.
MLS #676100
PIN #01520300361



Property #2
\$70,000.
MLS #676100
PIN #01520300375



Property Information

Terms

Acreage: 2.26 Acres
Built: 1924
Zoning: Ag/Residential
Type: 1 Story Farm House
Construction: Wood Frame with Composition Roof
Finished Sq. Ft: 1,619
Total Sq. Ft: 1,619
Bedrooms: 4
Bathrooms: 2
Heating/Cooling: Hot Water Heat; none
Utilities: Propane Heat; REA electricity; Quality Water Tap; Septic System; Satellite TV & Phone Available
Taxes: \$318.00 in 2011

Earnest Money: \$1,000.00 or \$1,700.00 for both parcels, payable to McFeeders Realty, Appraisal & Management, LLC.

Financing: Cash, Conventional

Inclusions: Electric Range/Oven and Refrigerator; Corrals; District Water Acres in Hillrose Irrigation District

Exclusions: Any and all items of a personal nature owned by Seller, Tenant, or third party; any such items will be removed prior to closing.

Property Information

Terms

Acreage: 3.01 Acres
Zoning: Agriculture
Construction: Wood Barn, Metal Quonset & Sheds
Taxes: \$191.00 in 2011
Domestic Well: Permit #282817; well permit information available upon request
Covenants: None for either property

Earnest Money: \$1,000.00 or \$1,700.00 for both parcels, payable to McFeeders Realty, Appraisal & Management, LLC.

Financing: Cash, Conventional

Inclusions: Barn, Corrals & Outbuildings; District Water Acres in Hillrose Irrigation District; Domestic Well

Exclusions: Any and all items of a personal nature owned by Seller, Tenant, or third party; any such items will be removed prior to closing.