

Charming Rural Home on Acreage



Listed Price: \$191,500
2012 Taxes: \$652.81



CHARMING FARM HOUSE on 8.11 ac. offers a 3 bedroom, full bath, 1,360 sf main floor & a 1,120 sf rough-finished basement with 2 rooms & 3/4 bath. The property has mature windbreak & space for additional structures.

5267 County Road 46
Yuma, CO

MAIN LEVEL FEATURES

- ▶ **1,360 Sq. Ft. Living Area**
- ✓ **Spacious Kitchen**
- ✓ **Large Living Room**
- ✓ **Laundry Room w/ Sink**
- ✓ **3 Bedrooms**
- ✓ **Full Bath**

BASEMENT FEATURES

- ▶ **1,120 Sq. Ft. Living Area**
- ✓ **2 Additional Rooms**
- ✓ **3/4 Bath**
- ✓ **Mechanical Room**
- ✓ **Storage**

OTHER PROPERTY FEATURES

- ✓ **Located Just 7 mi N. of Yuma**
- ✓ **8.11 Acre Property**
- ✓ **Attached 16'x24' Garage**
- ✓ **Mature Cedar Windbreak**
- ✓ **James Hardie Siding**
- ✓ **New Interior Paint & Flooring**
- ✓ **26'x32' Granary**
- ✓ **18'x40' Livestock Building**
- ✓ **Space for Additional Structures or livestock**
- ✓ **Private Well & Septic**



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