



FOR SALE

PROPERTY ADDRESS: 13380 County Road 44, Cheyenne Wells, CO

Legal Description: an 8 Acre tract in NW Corner of SW/4 28-14-44, County of Cheyenne, State of Colorado

Listing Price: \$ 320,000.00

Taxes: \$ 254.46 (senior exemption applied)

Lot Size: 8 acres

Year Built: 1988

Square footage: Base area: 1,830, unfinished basement 1,830

Garage: 2,283 square feet

General Information: Main level: (3 bedroom, 1 $\frac{3}{4}$ bath), kitchen with oak cabinets, tile floor, bay window in dining area, stove top stove, Heaven's Best RO system, garbage disposal, Whirlpool dishwasher, Whirlpool built-in oven, Built-in microwave, Whirlpool side-by-side refrigerator; pantry with shelves; laundry room, 110-220 electricity, door access to back yard; dining room with cut out for china cabinet, atrium patio door access to back yard; carpeted living room with 5 casement windows facing west, tile on patio entrance; ceiling fan, built-in shelves in corner, entry closet with etched doors, tile floor; linen closet in hallway; master bedroom with walk-in closet, $\frac{3}{4}$ bath; 2nd bedroom has 2 closets; full bath with tile floor; 3rd bedroom, one closet and 2 windows; Basement: Open floor plan, storage cabinets mounted on wall; Comfort Maker forced air furnace with conditioner, Marathon 54 gallon hot water heater, Culligan water softener, 2 floor drains, $\frac{3}{4}$ bath, bedroom with walk-in closet, egress/ingress Belco door; Central vacuum system (not working in home, but works in the garage); Dish Network; 3 sprinkler heads in front yard on timer; Colorado Division of water resources permitted well #135776, new pump, 5 hydrants; 30 ft. X 50 ft. Metal shop building, cement floor, 110-220 electricity, 10 ft side walk, built in 1986; 1000 gallon LP tank; K C electric: 500 gallon septic tank on north side of home built up with clean out; generator disconnect on power; buffalo grass in back; tree line snow fence; peach trees.

Listed exclusively by: Farmer-Stockman Realty and Auction, LLP

Larry J. Lusher, Broker, Susan A. Lusher, Associate Broker

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Licensed Real Estate Brokers in Colorado and Kansas

Please visit our web site at www.farmer-stockman.com or call for complete brochure
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