

24652 County Road 47  
*La Salle, Colorado*

\$475,000

Farmhouse on 4.5 Acres



Enjoy WIDE OPEN SPACES, INCREDIBLE MOUNTAIN VIEWS  
and the quiet country life on 4.5 acres of land in this charming farmhouse.

*More online*



Scan QR Code for more information.



*Perfect for your business* with ample space for your trucks  
and equipment + a huge machine shop - over 1800 sq ft.



*Make this farmhouse your own.*



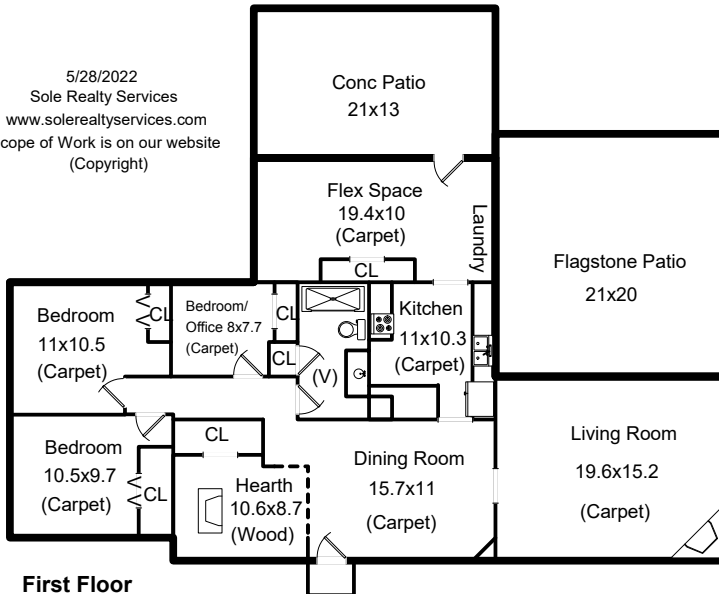
In addition to the shop, a carport and  
a newly roofed milking barn with over  
900 sq ft are ready for

*whatever you need.*



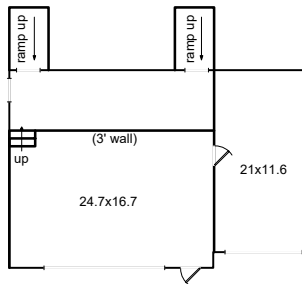
*A great location* and a one-of-a-kind opportunity!

5/28/2022  
Sole Realty Services  
www.solerealtyservices.com  
Scope of Work is on our website  
(Copyright)

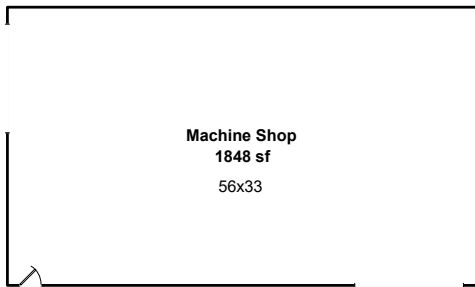


**First Floor**  
**1539.6 sf**

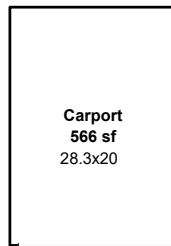
**24652 County Road 47**  
**La Salle, CO**  
  
Total SqFt: 1540  
Total Finished SqFt: 1540



**Milking Barn**  
**938.2 sf**



**Machine Shop**  
**1848 sf**  
**56x33**



**Carport**  
**566 sf**  
**28.3x20**

**DETAILS**

Built in 1947

Electric Baseboard Heat

**UTILITIES**

Water: Central Weld County Water District

Sewer: Septic

Electric: Poudre Valley REA

Natural Gas: N/A

Propane: N/A

Trash: Bunting Trash

**WELL INFO**

See Seller's Property Disclosure for information on the domestic well & stock well.

**LOCATION INFORMATION**

4.495 Acres

Agricultural Zoning

No HOA

No Metro District

**TAXES**

\$953 (2021) Reflect Senior Tax Exemption

**SCHOOLS**

School District: Weld County District-6

Elementary: Bella Romero Academy

Middle/Jr.: Bella Romero Academy

High School: Greeley West High School

**INCLUSIONS / EXCLUSIONS**

**Inclusions:** electric range, refrigerator, clothes washer, clothes dryer, microwave, blinds, curtains, fireplace tools

**Exclusions:** mineral rights, 2-large tractor rimmed tires, 1206 Farmall duel tires

*For lending options, visit*

[WWW.SALLTEAM.COM/FINANCING](http://WWW.SALLTEAM.COM/FINANCING)



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*All listing information deemed reliable but not guaranteed. Buyer responsible for conducting their own due diligence and verifying all information.*

