



MLS #	720929	Apx.Total Acres	12.82
Status	Active	Lot Dimension	
Class	RESIDENTIAL	Year Built	2000
Type	Manufactured\Mobile	Year Remodeled	
Address	7464 County Line	Apx.Total SF	1,056
City	Dove Creek	List Price/SqFt	\$174.72
Zip	81324	Bedrooms	3
Asking Price	\$184,500	Total Bathrooms	2.00
Sold Price		Garage Capacity	4
Non Branded Virtual Tour		Garage Type	Detached Garage

Additional Photos



General

Subdv Name	Elk Run One	REO/Lender Owned	No	Addendum	This property is also a prime hunter location! Bring your horses or ATVs and it's about 3.5 miles east to the National Forest. Store your hunting vehicles and gear in the large garage and you won't have to haul them across the country next hunting season! Pastures are set up for your horses. Easy access to hunting, hiking, 4 wheeling etc.
County	Dolores	Elevation			
Elem. School	Dolores K-5	Full Baths	2		
Middle School	Dolores 6-8	FOUNDATION/ BASEMENT	Crawl Space, HUD Approved		
High School	Dolores 9-12	ROOF	Metal, Composition		
RV Parking	Yes	HEATING SYSTEM	Forced Air, Wood Stove		
Addit Living Quarters	No	HEATING FUEL/SOURCE	Propane, Wood		
Fronts	views	FIREPLACE/LOCATION/ TYPE	Living Room, Woodstove		
		VIEWES	Mountains, Valley		
HOA/Metro Fees		UTILITIES	Electric, Propane-Tank Owned, Phone - Landline		
HOA/Metro Fees Freq.					
Water Supplier	Montezuma Water Company				
Electric Supplier	Empire Electric Association, Inc				
Gas Supplier	Other				

Financial

Special Assemnt Y/N	No	Owner Name	Wharton William D	Possession	TBD by offer
Tax Year	2015			EM Deposit \$	2000
Total Taxes \$	408			TERMS	Cash, FHA, Conventional, VA

Features

DIRECTION	Dove Creek to Hwy 141, north to NS County Line Road, east to sign. Check plat map	HEATING FUEL/SOURCE	Propane, Wood	INTERIOR INCLUSIONS	Wood Stove, Ceiling Fan(s), Walk In Closet
		HEATING SYSTEM	Forced Air, Wood Stove	EXTERIOR INCLUSIONS	Shed/Storage, Deck, Covered Porch
		DOMESTIC WATER	Installed Paid, Central Water	LOT SIZE/ACREAGE	10 - 19.99
		SOURCE	Septic System	PROPERTY	Pasture, Cleared
		DOMESTIC SEWER		DESCRIPTION	
		SOURCE		ZONING	Residential Single Family
		DINING	Eat-in Kitchen	VIEWES	Mountains, Valley
		APPLIANCE INCLUSIONS	Range/Oven, Refrigerator, Dishwasher	STREET DESCRIPTION /ACCESS	County, Gravel, Public Winter Maintenance
				DISCLOSURES	Pets Allowed-Owner only

Remarks

It's time to move to the country! Owners have this set up for family, critters and people who love a BIG shop! 2000 double wide has 3BR/2BA, ~20'x7.5' covered front porch, ~10.5x7.5 mud room perfect for one or several. Deck out the back door allows you to sit and watch the sunrise and simply relax. ~30x40 detached garage is many people's dream! Large metal building, welded frame, plus a loft with a locking room that would make a great office or man cave. There's 220 volt electric plus water to the main garage and it has it's own heater. Garage addition is ~20x20 and also has 220 volt electric, shelving and a loft for storage. Numerous outbuildings include a metal carport with sides and door ~18'x21'. They use it for storing the tractor and splitting and storing the wood for stove. Next is a barn which includes a stall ~10.5'x21'; enclosed tack room ~10'5'x9.5' w/electricity and a pipe corral. There are 2 animal pens; ~12.5'x24' for your choice of animal and a chicken pen ~13.5x24' with 20 laying boxes in a shelter that's about 7'x7'. There are 9 fruit trees; 2 apple, 2 apricots & 3 plum trees close to the garden area. The pasture is fenced & cross-fenced with a pond on the southern end. In the 11 years the owners have had the property, the pond has never completely dried up. Propane tank is owned; they primarily use the wood stove which heats the whole house.



Prepared Courtesy of:

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This information is deemed reliable, but not guaranteed.