



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

**Additional Photos**



**General**

Subdv Name	<b>Elk Run One</b>	REO/Lender Owned	<b>No</b>	Addendum	<b>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.</b>
County	<b>Dolores</b>	Elevation			
Elem. School	<b>Dolores K-5</b>	Full Baths	<b>2</b>		
Middle School	<b>Dolores 6-8</b>	FOUNDATION/ BASEMENT	<b>Crawl Space, HUD Approved</b>		
High School	<b>Dolores 9-12</b>	ROOF	<b>Metal, Composition</b>		
RV Parking	<b>Yes</b>	HEATING SYSTEM	<b>Forced Air, Wood Stove</b>		
Addit Living Quarters	<b>No</b>	HEATING FUEL/SOURCE	<b>Propane, Wood</b>		
Fronts	<b>views</b>	FIREPLACE/LOCATION/ TYPE	<b>Living Room, Woodstove</b>		
		VIEWES	<b>Mountains, Valley</b>		
HOA/Metro Fees		UTILITIES	<b>Electric, Propane-Tank Owned, Phone - Landline</b>		
HOA/Metro Fees Freq.					
Water Supplier	<b>Montezuma Water Company</b>				
Electric Supplier	<b>Empire Electric Association, Inc</b>				
Gas Supplier	<b>Other</b>				

**Financial**

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

**Features**

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

**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:**

**Bonnie Leighton**

**C: 970-739-0116**

**Southwest Realty - O: 970-564-9870**

**bonnie@swcoloradoproperties.com**



This information is deemed reliable, but not guaranteed.