

Mobile Home on 23± Acres



Listed Price: \$155,000
2013 Taxes: \$97.48

33571 County Road LL
Wray, Colorado

MOBILE HOME FEATURES

- ▶ **1994 - 16'X80' Champion**
 - ✓ **Kitchen w/dining area**
Appliances included
 - ✓ **Living Room**
 - ✓ **Master Bedroom**
3/4 Bath & Walk-in Closet
 - ✓ **2 Additional Bedrooms**
 - ✓ **Full Guest Bath**
 - ✓ **240 Sq. Ft. Mudroom Addition**
 - ✓ **All New Carpet**
 - ✓ **Newer Dbl. Pane Windows**

OTHER PROPERTY FEATURES

- ✓ **Fenced Yard & Sprinklers**
- ✓ **Windbreak & Mature Trees**
- ✓ **42'x60' Morton Shop**
 - 12' Sidewalls**
 - 18' Power O.H. Door**
 - 13'x23' Finished Rec. Rm.**
- ✓ **Approx. 18 Ac. Pasture**
- ✓ **12'x24' Livestock Shelter**
- ✓ **Concrete Camper Hookup Pad**
Water, Electric & Sewer
- ✓ **Optional Purchase of:**
2006 Excel 5th Wheel Camper

***AFFORDABLE COUNTRY LIVING!** Beautiful 22.9 acre property just 4 miles from Wray with a 42'x60' Morton shop, a 12'x24' livestock shelter surrounded by pasture and a like-new 1994 - 16'x80' Champion mobile home!*



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