

# FOR SALE RURAL PROPERTY 4.07 +/- ACRES

46833 COUNTY ROAD HH - KIT CARSON COUNTY, CO

C4069



Manufactured Home #1:



Manufactured Home #2:



Manufactured Home #3:



## RURAL PROPERTY FOR SALE

Great rural property with **three (3) single wide manufactured homes on 4.07 acres**

- Located 13.5 miles NW of Burlington, CO
- Manufactured homes include own septic and utilities and one domestic well - permitted for 3 single family dwellings
- Two small sheds
- Numerous mature trees blanket the property.
- Don't miss out on the opportunity to own this unique property! **Call Cary for a private showing at (719) 349-0478 or [clschlosser@hotmail.com](mailto:clschlosser@hotmail.com).**

**PRICE: \$150,000.00 ——— 2021 Taxes \$48.17**



Colorado Land  
Investments I, LLC



**Cary Schlosser - Listing Broker**

230 14th Street

Burlington, CO 80807

Office: (719) 346-8661

Cell: (719) 349-0478

Email: [clschlosser@hotmail.com](mailto:clschlosser@hotmail.com)

[www.cololand.com](http://www.cololand.com)

NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.

## Improvement Details:

### Manufactured Home #1

Manufacturer: Titan  
Model: Parkridge Woodlake  
Land Use: Manufactured Home  
Finished Sq. Ft: 1216  
Total Sq. Ft.: 1216  
Gross Area: 1216  
Lot Acres: 4.07  
Lot Area: 177289.2  
Bedrooms: 3  
Total Baths: 2  
Full Baths: 2  
Heat Type: Forced Air  
A/C Type: Window Unit  
Porch: Enclosed Porch  
Roof Type: Gable  
Roof Frame: Metal  
Roof Shape: Gable/Hip  
Interior Wall: Paneled  
Exterior: Aluminum/Vinyl  
Year Built: 1992  
Effective Year Built: 1992

### Manufactured Home #2

Manufacturer: CMH  
Model: Clayton  
Land Use: Manufactured Home  
Finished Sq. Ft: 1152  
Total Sq. Ft.: 1152  
Gross Area: 1152  
Lot Acres: 4.07  
Lot Area: 177289.2  
Bedrooms: 3  
Total Baths: 2  
Full Baths: 2  
Heat Type: Forced Air  
A/C Type: Window Unit  
Porch: None  
Roof Type: Gable  
Roof Frame: Metal  
Roof Shape: Gable/Hip  
Interior Wall: Paneled  
Exterior: Aluminum/Vinyl  
Year Built: 2008  
Effective Year Built: 2008

### Manufactured Home #3

Manufacturer: Valient  
Model: Not Available  
Land Use: Manufactured Home  
Finished Sq. Ft: 980  
Total Sq. Ft.: 980  
Gross Area: 980  
Lot Acres: 4.07  
Lot Area: 177289.2  
Bedrooms: 3  
Total Baths: 1  
Full Baths: 1  
Heat Type: Forced Air  
A/C Type: Window Unit  
Porch: Enclosed Porch  
Roof Type: N/A  
Roof Frame: Metal  
Roof Shape: Flat  
Interior Wall: Wood Panel  
Exterior: Metal  
Year Built: 1974  
Effective Year Built: 1974



**21'x21' Metal Building**



**8'x12' Wood Shed**



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## Manufactured Home #1



## Manufactured Home #2



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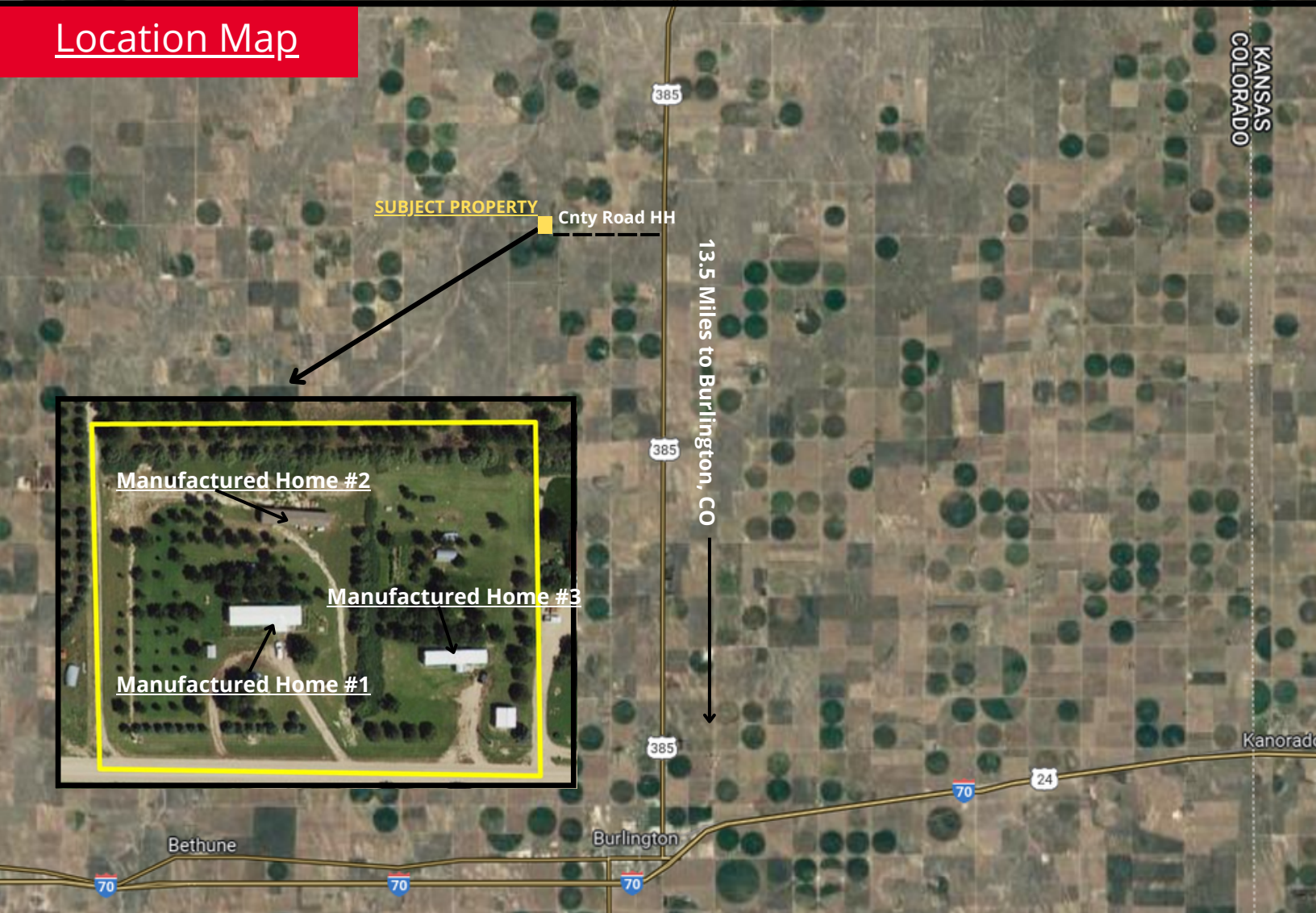
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## Manufactured Home #3



## Location Map



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