

Cozy Rural Residence on 6± Acres Yuma County, Colo.

38243 Co. Rd. 15, Wray, CO 80758



You will love this scenic rural property setting on 6 acres! This property includes a 1,309 sq. ft. home with 3 bedrooms, 1 bath, 70'x105' quonset and other out-buildings. This property is on a tract in the SW/4 Sec. 16, 3S-42, Yuma County, and is located 9.5 miles east & 3 miles north of intersection at Highways 385 & 36, near Idalia.



6± Acres in Yuma County, CO

- ▶ 70'x105' Quonset w/conc. floor & apron
 - ~ Built-in Workshop with Heat & AC
- ▶ Barn with 7 box stalls
- ▶ 40'x48' Shop/Garage
- ▶ Additional Out-Buildings
- ▶ 2-3 Bedroom, 1 Bath Home
 - ~ 1,309 S.F. Main Floor
 - Living Room, Dining Room
 - Kitchen, appliances included
 - Sun Rm., Office or Small 3rd B-rm
 - ~ 649 S.F. Rough Finished Basement
 - Could have 2 Addl. Bedrooms
 - 3/4 Bath
 - Mech/Laundry Room w/washer/dryer
 - ~ Forced Air Furnace w/AC (new 2000)
 - ~ Private Well & Septic
- ▶ Abundant Wildlife (good hunting)
- ▶ Wood-burning Stove
- ▶ 2011 TAXES: \$395.78

LISTING PRICE: \$112,000

Contact Reese Shay 970-630-5006



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ADDITIONAL PHOTOS



LIVING ROOM



DINING ROOM



KITCHEN



MASTER BEDROOM



VIEW OF PROPERTY



WINDBREAK