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**For Sale by Owner, Lot 97 $80,000**

**785-639-3376 or 785-623-1432**

**Chateau Chaparral**

**10795 CR 197A**

**Nathrop, Co.**

Sale includes a 1994 International 34 ft. Trailer with a 10’x34 Master BR and Living room addition and redwood deck, completely covered with a metal roof. Along with a shed and a covered parking.

-also included are a small freezer, standard size refrigerator, portable dishwasher and many household furnishings and patio furnishings

-home is set up with a gas fire place, winter water, and completely skirted to make it usable year round

-**Chateau Chaparral is a well established HOA community**

**-Prime Arkansas River frontage with a private bridge access to Brown’s Canyon Monument**

-Lot located on Kansas St.

-Large community center with washer, dryers, showers and year round access.