



Great Investment Opportunity! CASH ONLY

Contact: CoFastSale

Email: cofastsale@gmail.com

https://co-yuma.countybuyselltrade.com/real-estate/great-investment-opportunity-cash-only_yuma_54213

Address: 13065 County Rd 52, Rural / 28 Minutes From Downtown Yuma, Yuma
Price: 64.00 \$

10.77 acres
440 SF house
New electric service with 220 set up for RV at pole
Well runs strong
Septic is free of any known issues
Propane

PICTURES AT www.nocowholesale.co

HARD CASH ONLY!

House needs a full remodel. Drywall, electric, and plumbing throughout. New electric service has been run to pole and to house, but house has not been updated. 2 bedroom 1 bath GREAT LAYOUT! Open eat in kitchen and living room! Large bathroom for the house size has full size tub. 9' ceilings throughout.

Roof appears to be strong structurally but needs all new sheeting and facia.

House is block / concrete and SOLID!



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