

*Manufactured Home For Sale In Southern, Oregon*

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**Price: \$52,000.00**  
**Community:** Saddle Butte Mobile Manor  
**Address of Home:**  
118 Colton Ln  
Roseburg, Or 97470  
**Est. Annual Property Tax:** \$525  
**Lot Rent:** \$485

**Heat:** Electric, Central  
**Status:** Active  
**Exterior Color:** White  
**Builder:** Marlette  
**Year:** 1981  
**Size:** 27' x 54' 1,512 Sq. Ft.  
**Bed Rooms:** 2 **Bath Rooms:** 2

**Great Price \$52,000**

- **Appliances:** All major appliances are included, making your move-in seamless.
- **Living Space:** A large, open living room flows into the dining area, which comfortably fits an eight-seat dining set.
- **Master Suite:** The expansive master bedroom accommodates a king-size bedroom set with ease.
- **Outdoor Highlights:** Enjoy a 200 sq. ft. front deck, perfect for relaxing or entertaining, and a huge yard ideal for children and pets. Additional outdoor perks include a 100 sq. ft. shed, ideal for a workshop or extra storage, and parking for two vehicles.

**Community Perks:**

Saddle Butte is an all-age park with affordable space rent and a pet-friendly policy allowing up to two pets per household. It is conveniently located near freeway access, shopping, dining, and essential services.



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