



MLS #	<b>738852</b>	Sewer Tap Avail	<b>No</b>
Status	<b>Active</b>	Sewer/Septic In	<b>No</b>
Class	<b>LAND</b>	Sewer Paid	<b>No</b>
Type	<b>Residential</b>	Water Tap Avail	<b>Yes</b>
Address	<b>36317 Road K.3</b>	Water Tap Installed	<b>No</b>
City	<b>Mancos</b>	Water Tap Paid	<b>No</b>
Zip	<b>81328</b>	IDX Include	<b>Y</b>
Area	<b>Montezuma County Rural NE</b>		<b>No</b>
Asking Price	<b>\$55,000</b>		<b>No</b>
Original Price	<b>\$55,000</b>	Sold Price	
		Sold Price/Acre	

**Additional Photos****General**

Subdv Name	<b>Cedar Mesa Ranches</b>	HOA/Metro Fees	<b>550</b>
County	<b>Montezuma</b>	HOA/Metro Fees Frequency	<b>Annually</b>
Elem. School	<b>Mancos K-5</b>	Days On Market	<b>38</b>
Middle School	<b>Mancos 6-8</b>	Cumulative DOM	<b>38</b>
High School	<b>Mancos 9-12</b>	Listing Office 1 - Office Name	<b>Southwest Realty</b>
Fronts	<b>LaPlata Views</b>	Owner Name	<b>Armstrong Steven B</b>
Lot Dimension		Addendum	<b>CCRs do require a stick built home to the best of my knowledge.</b>
Apx.Total Acres	<b>10.05</b>		
Price/Acre	<b>\$5,472.64</b>		
Apx. Irrig. Acres			
Irrigation/Water District			

UTILITIES  
 Electricity Near **Electricity Near**  
 Electric Supplier **Empire Electric Association, Inc**  
 Gas Supplier **Propane**  
 Water Supplier **Montezuma Water Company**

**Financial**

Special Assmnt Y/N	<b>No</b>	Total Taxes \$	<b>876</b>	EM Deposit \$	<b>1000</b>
Tax Year	<b>2017</b>			EM Holder	<b>SW Realty only</b>
				Possession	<b>DOC</b>

**Features**

Electricity	<b>No</b>	PROPERTY DESCRIPTION	<b>Cleared, Boundaries</b>	TERMS	<b>Cash, Conventional</b>
Sewer Supplier	<b>Septic</b>		<b>Surveyed</b>	REO/Lender	<b>No</b>
		STREET DESCRIPTION/ACCESS	<b>Gravel</b>	Owned	
		TOPOGRAPHY	<b>Level, Sloped</b>	Elevation	
		Price Per SQFT	<b>\$0.13</b>	VIEWS	<b>Mountains</b>
				ZONING	<b>Residential Single Family</b>

Additional Comments  
 Directions  
**From Hwy 160, take Mesa Verde exit. Go north to Roda 35, follow road back to Road K.3 and then to my sign, unless it's blown down. Look at maps for verification.**

**Remarks**

10 acres with great views! Pick your building site! Subdivision HOA maintains roads and plows roads in the winter. Water and electric are at the road. Seller reports a seasonal creek at the back of the lot - does not flow year round but would be cool when it does! Easy access to any of the local towns - Mancos, Cortez, Dolores and about 30-40 minutes from Durango for work, schools or just playing! Not far from a multitude of recreational activities such as hiking, biking, hunting, fishing, 4-wheeling, boating, skiing - not to mention photo opportunities on your own 10ac! Lots of local wildlife and located across the highway from Mesa Verde National Park.



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