



MLS # **730630**  
 Status **Active**  
 Class **LAND**  
 Type **Residential**  
 Address **TBD Road M.7**  
 City **Dolores**  
 Zip **81323**  
 Area **Montezuma County Rural NW**  
 Asking Price **\$85,000**  
 Original Price **\$85,000**

Sewer Tap Avail **No**  
 Sewer/Septic In **No**  
 Sewer Paid **No**  
 Water Tap Avail **Yes**  
 Water Tap Installed **No**  
 Water Tap Paid **No**  
 IDX Include **Y**  
 Sold Price **No**  
 Sold Price/Acre **No**

**Additional Photos**



**General**

Subdv Name	<b>Hay Meadows</b>	HOA/Metro Fees	<b>100</b>
County	<b>Montezuma</b>	HOA/Metro Fees	<b>Annually</b>
Elem. School	<b>Dolores K-5</b>	Frequency	
Middle School	<b>Dolores 6-8</b>	Days On Market	<b>4</b>
High School	<b>Dolores 9-12</b>	Cumulative DOM	<b>4</b>
Fronts	<b>mountain views</b>	Listing Office 1 -	<b>Southwest Realty</b>
Lot Dimension	<b>4,34</b>	Office Name	
Apx.Total Acres	<b>\$19,585.25</b>	Owner Name	<b>Bagsby Living Trust Dtd 1-5-99</b>
Price/Acre	<b>3.00</b>	Addendum	<b>Southwest Colorado is one of the best places to live! You're close to mountains, high desert, fishing, hiking, camping, hunting, biking, etc.! Spend the day in nature and sleep in your own bed at night or take the RV and spend some time exploring. Mesa Verde National Park is just down the road and is fascinating. We have all four</b>
Apx. Irrig. Acres	<b>MVI-WUA</b>		
Irrigation/Water District	<b>Electricity Near, Phone Near, Natural Gas Near, Phone - Cell Reception</b>		
UTILITIES	<b>Empire Electric Association, Inc</b>		
Electric Supplier	<b>Atmos Energy</b>		
Gas Supplier			

**Financial**

Special Assmnt Y/N	<b>No</b>	EM Deposit \$	<b>1000.00</b>
Tax Year	<b>2016</b>	EM Holder	<b>SW Realty ONLY</b>
Total Taxes \$	<b>1236</b>	Possession	<b>day of closing</b>

**Features**

Electricity	<b>No</b>	PROPERTY DESCRIPTION	<b>Cleared</b>	TERMS	<b>Cash, Conventional</b>
Sewer Supplier	<b>Septic</b>	STREET DESCRIPTION/ACCESS	<b>Paved</b>	REO/Lender Owned	<b>No</b>
		TOPOGRAPHY	<b>Level</b>	Elevation	<b>6300</b>
		Price Per SQFT	<b>\$19,585.25</b>	VIEWS	<b>Mountains, Valley</b>
		Price/Sqft	<b>\$0.45</b>	ZONING	<b>Residential Single Family</b>
				Additional Comments	
				Directions	<b>From Cortez, north on Hwy 145 to Road M.7 on the east. 1st lot on the north.</b>

**Remarks**

Excellent opportunity to build your dream home with great views! This 4.34ac lot has views of the mesas, the Ute and the LaPlatas. Water and natural gas run along Road M.7 and electric is close also. This small subdivision is only ~2 miles north of Cortez and 8 miles south of Dolores so easy access to work and play. Use the irrigation water to grow trees, a garden or a putting green!



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This information is deemed reliable, but not guaranteed.