



MLS #	720271	Apx.Total Acres	99.990
Status	Active	Apx. Irrig. Acres	
Class	RESIDENTIAL	Lot Dimension	irregular
Type	Stick Built	Year Built	1998
Address	3676 Road C	Year Remodeled	
City	Dove Creek	Apx.Total SF	680
Zip	81324	List Price/SqFt	\$213.24
Asking Price	\$145,000	Bedrooms	1
Sold Price		Total Bathrooms	0.00
Non Branded Virtual Tour		Garage Capacity	1
		Garage Type	Detached Garage

Additional Photos**General**

Subdv Name	Secret Canyon Ranch	REO/Lender Owned	No	Addendum	Seriously, if you're just looking for a place to get away from the daily rat race, this could be it! Kick back, settle in, RELAX and watch the beautiful sunrises and sunsets. And at this price, you can AFFORD IT!
County	Dolores	Elevation	6800		
Elem. School	Dolores K-5	Full Baths	0		
Middle School	Dolores 6-8	FOUNDATION/ BASEMENT	Stemwall		
High School	Dove Creek 7-12	ROOF	Metal		
RV Parking	No	HEATING SYSTEM	Wood Stove		
Addit Living Quarters	No	HEATING FUEL/SOURCE	Wood		
Fronts	views	VIEWES	Mountains, Valley		
		UTILITIES	Propane-Tank Leased		

HOA/Metro Fees	
HOA/Metro Fees Freq.	
Water Supplier	Cistern
Electric Supplier	Generator
Gas Supplier	None
Sewer Supplier	Other

Financial

Special Assemnt Y/N	No	Owner Name	Hooker Roy L	Possession	
Tax Year	2015			EM Deposit \$	1000.00
Total Taxes \$	561.24			TERMS	Cash, Conventional

Features

DIRECTIO	Hwy 491 to past Dove Creek to Hwy 141. North 4.3 to Rd C, East~ 3.1 miles to Rd 8.9 on left as you're entering subdivision/ sign when you reach the drive way in. Please get a plat map there are 2 lots; shape is irregular.	HEATING FUEL/SOURCE	Wood	LOT SIZE/ACREAGE	35+
NS		HEATING SYSTEM	Wood Stove	PROPERTY DESCRIPTION	Off Grid
		DOMESTIC WATER SOURCE	Cistern	ZONING	Residential Single Family
		DOMESTIC SEWER SOURCE	Other	VIEWES	Mountains, Valley
		APPLIANCE INCLUSIONS	Range/Oven, Refrigerator	STREET DESCRIPTION/ACCESS	Gravel, Dirt

Remarks

Time to be a Land Baron on your own 99.99 ACRES! Excellent hunting & hiking area. Close to National Forest and BLM. Make it your headquarters for all kinds of adventures. All kinds of wildlife in the area from deer and elk to bear, mountain lions, turkeys and eagles. Bedroom is set in the loft and the house is just the right size for a serene retreat. No wells in the area but the property comes with a trailer/tank setup for hauling water from either Egnar or Dove Creek Water docs. Hot water heater & surge pump allows for the kitchen sink & shower to have water. Outhouse is outside but a composting toilet would work great here as well. Internet service would have to be from a satellite company.



Prepared Courtesy of:
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This information is deemed reliable, but not guaranteed.