



MLS #	693045	Apx.Total Acres	81.56
Status	Active	Lot Dimension	81.56
Class	RESIDENTIAL	Year Built	1997
Type	Stick Built	Year Remodeled	
Address	04030 Road C	Apx.Total SF	612
City	Dove Creek	List Price/SqFt	\$194.44
Zip	81324	Bedrooms	1
Asking Price	\$119,000	Total Bathrooms	1.00
Sold Price		Garage Capacity	
Non Branded Virtual Tour		Garage Type	

Additional Photos



General

Subdv Name	Secret Canyon Ranch	Apx. Irrig. Acres		Addendum	Property is about 1/2 mile from Dolores River Canyon Rim - spectacular views! Easy access for most of the year, possibility of snow mobiling in during winter. Great location for hikers, bikers, or people who like space between them & their friends/ neighbors. Wildlife is all over so be prepared! This is such a great hunting setup you've just gotta come see! Hope you can tell from my pictures that this is just what you've been looking for! Views from Dolores Canyon Rim are through BLM about 1 /2 mile to the east. Property is being sold "as-is." Internet service would be a satellite company such as Farmers or Hughes.Thanks for showing it!
County	Dolores	Irrigation/Water District			
Elem. School	Seventh Street K-6	Irr. Water Desc/Amnt			
Middle School	Dove Creek 7-12	Family Room	No		
High School	Dove Creek 7-12	Dining Room	No		
RV Parking		Finished Bsmt SF			
Addit Living Quarters	No	Listing Date	5/12/2014		
Fronts	mtn/valley views	REO/Lender Owned	No		
	0	Price Date	5/16/2017		
	0	Original Price	\$134,000		
HOA/Metro Fees		Elevation	7765		
HOA/Metro Fees Freq.		Days On MLS			
Water Supplier	Cistern				
Electric Supplier	Generator				
Gas Supplier	None				
Sewer Supplier	Septic				

Financial

Special Assemnt Y/N	No	Owner Name	Konyndyk	Possession	Day of closing
Tax Year	2013			EM Deposit \$	1,000
Total Taxes \$	419			TERMS	Cash, Conventional

Features

Days On	1100	HEATING FUEL/SOURCE	Propane, Wood	INTERIOR INCLUSIONS	Wood Stove, Window Coverings, Part Furnished
Market		HEATING SYSTEM	Space Heater, Fireplace	EXTERIOR INCLUSIONS	Shed/ Storage
Cumulativ	1100	DOMESTIC WATER SOURCE	Cistern	LOT SIZE/ACREAGE	20-35
e DOM		DOMESTIC SEWER SOURCE	Septic System	PROPERTY DESCRIPTION	Borders Public Land, Wooded Lot
DIRECTION	Hwy 491 to DC, 2 miles to Hwy 141, N to CR C, East 4 miles to Secret Canyon Sub, take 3rd road to the left ~ 1 mile further into Sub. After turning stay left at any turns to my signs. I have 3 lots listed there. This one is on right side	DINING	Eat-in Kitchen	VIEWS	Mountains, Valley
NS		APPLIANCE INCLUSIONS	Range/Oven, Refrigerator	STREET DESCRIPTION /ACCESS	County, Private, Seasonal, Gravel
				DISCLOSURES	Covenants
				HOA INCLUSIONS	Other

Remarks

Hunters' Delight! Rustic hunting cabin on 81+ac borders BLM on 2 sides and has National Forest access to the north, The square footage may only say 612 but you can sleep 6+ hunters/hikers/family members with 4 bunkbeds in upstairs loft, a futon and pull out love seat bed on main floor. Property includes everything in cabin from silverware, propane stove & frig to furniture to 3 hunting blinds - 2 permanent and 1 mobile blind. 2 elk taken just last year from 1 of the blinds. Includes 200 gal water tank on trailer to haul water and a 300 gal tank in house for drinking water, bathroom facilities and cooking. Woodstove heats entire house & bathroom has small propane heater. 800 watt generator supplies electricity for 12 volt light system & 110 volt light system in house, pumps for water system. Hanging log for elk/deer has been set up between two trees. This place is READY TO HUNT!



Prepared Courtesy of:
Bonnie Leighton
C: 970-739-0116
Southwest Realty - O: 970-564-9870
bonnie@swcoloradoproperties.com



This information is deemed reliable, but not guaranteed.