



MLS # **690504**  
 Status **Active**  
 Class **LAND**  
 Type **Residential**  
 Address **17367 Road N**  
 City **Cortez**  
 Zip **81321**  
 Area **Montezuma County Rural NW**  
 Asking Price **\$150,000**  
 Original Price **\$200,000**

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

**Additional Photos**



**General**

Subdv Name **None**  
 County **Montezuma**  
 Elem. School **Lewis-Arriola K-5**  
 Middle School **Cortez 6-8**  
 High School **Montezuma-Cortez 9-12**  
 Fronts  
 Lot Dimension **40**  
 Apx.Total Acres **40.00**  
 Price/Acre **\$3,750.00**  
 Apx. Irrig. Acres  
 Irrigation/Water District  
 UTILITIES  
 Electric Supplier **Electricity Near**  
**Empire Electric Association, Inc**  
 Gas Supplier **None**  
 Water Supplier **Montezuma Water Company**

HOA/Metro Fees  
 HOA/Metro Fees  
 Frequency  
 Days On Market **1434**  
 Cumulative DOM **1434**  
 Listing Office 1 - **Southwest Realty**  
 Office Name  
 Owner Name **Moore**  
 Addendum

**Not many of the parcels around that have a water tap included! This piece would be perfect for a home with lots of windows to take in all the views. Buyers, you know you want to walk the piece; give me a call! Google earth shows: 37\*23'42.16" N and 108\*43'44.90" W. 6751 Elevation**

**Financial**

Special Assmnt Y/N **No**  
 Tax Year **2017** Total Taxes \$ **1639**

EM Deposit \$ **2000**  
 EM Holder **Title Company**  
 Possession **Day of Closing**

**Features**

Electricity **No**  
 Sewer Supplier **Septic**

PROPERTY DESCRIPTION **Cleared, Wooded Lot, Borders Public Land**  
 STREET DESCRIPTION **County, Private, Gravel, Shared Drive**  
 /ACCESS  
 TOPOGRAPHY **Level, Sloped, Steep**  
 FENCE **Partial Property**  
 Price Per SQFT **\$0.09**  
 Price/Sqft

TERMS **Cash, Conventional**  
 REO/Lender **No**  
 Owned  
 Elevation **6751**  
 VIEWS **Mountains, Valley**  
 ZONING **Other**  
 Additional  
 Comments  
 Directions

**Hwy 491 to Road P, West to Road 17, South to curve on Road 17 Road N, south on 17 to sign on left side of road, down private drive to gray gate. Unless wind has blown directional signs down there should be two, one on 17/N and one of private drive**

**Remarks**

Stellar views on this secluded yet accessible 40 acres bordering Canyon of the Ancients! My pictures don't do it justice as you can see the top of Ute Mountain, the Mesas, the LaPlatas and on around to the mountain range to the NE, not to mention the Cortez Valley! Owner has cleared out a couple of sites that might be the right building site for you! Possible ruins on the acreage; I took a picture of a pottery shard on the ground and there is an area that might have been a kiva - owner has never excavated the site. Owner is including the MWC water tap but it isn't installed yet. Plenty of sign of deer and wildlife. Walk all the way to the east edge to gaze down into Canyon of the Ancients. Whether you want to hike, hunt, or just relax, this parcel is stunning!



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

