

MLS # 727704

## CUSTOMIZED CLIENT FULL DETAIL - LAND



**Status** Active  
**MLS #** 727704  
**Class** LAND  
**Type** Residential  
**Address** 1418 Balsam  
**City** Cortez  
**County** Montezuma  
**Zip** 81321  
**Area** Cortez  
**Subdv Name** Montezuma Heights

**Asking Price** \$75,000  
**Price/Acre** \$41,666.67  
**Apx.Total Acres** 1.80  
**Apx. Irrig. Acres**  
**Water Rights/Irrig.** No  
**Sewer Tap Avail** Yes  
**Sewer/Septic In** No  
**Sewer Paid** No  
**Water Tap Avail** Yes  
**Water Tap Installed** No  
**Water Tap Paid** No  
**Modular/Mobile Allow** No

Virtual Tour:

## PROPERTY DETAILS

<b>ZONING</b>	Other	<b>Irr. Water Desc/Amnt</b>	
<b>Lot Dimension</b>		<b>Irrigation/Water District</b>	
<b>Acres Source</b>	assessor	<b>Water Well</b>	No
<b>Legal/Lot Block</b>	SUBDIVISION: MONTEZUMA HEIGHTS QUARTER: NE/4 SECTION: 24 TOWNSHIP: 36 RANGE: 16 SUBDIVISION: MONTEZUMA HEIGHTS PT TR B S: 24 T: 36 R: 16 B715 P191 R/476702 R/471397	<b>Water Supplier</b>	City of Cortez
<b>Water Front</b>	No	<b>Sewer/Septic Supplier</b>	Cortez Sanitation District
<b>Fronts</b>		<b>Gas Supplier</b>	Atmos Energy
<b>Income Producing</b>	No	<b>Electric Supplier</b>	Empire Electric Association, Inc
<b>Horse Setup</b>	No	<b>Middle School</b>	Cortez 6-8
<b>Mineral Rights</b>	Unknown	<b>High School</b>	Montezuma-Cortez 9-12
		<b>Elem. School</b>	Kemper K-5

## PROPERTY DESCRIPTION / REMARKS

1.8ac to build your dream home with a large backyard! Property actually shows zoning for vacant land / unplanned so verify with Planning & Zoning regarding what you want to build.

## FEATURES

**CURRENT PROPERTY USE** Other-see remarks  
**POSSIBLE PROPERTY USE** Residential Single Family  
**LOT SIZE/ACREAGE** 1-5 Acres

PARCEL / TAX / HOA

Parcel ID # 561124117004  
Tax Account ID R007867  
Tax Year 2017  
Total Taxes \$ 981  
Special Assemnt Y/N No

Covenants Y/N  
HOA Y/N No  
HOA Name  
HOA/Metro Fees  
HOA/Metro Fees Frequency

SOLD INFO

Sold Price  
Sold Price/Acre  
Contract Date  
Closing Date  
How Sold  
Concessions Y/N  
Concessions  
Additional Comments

Selling Agent 1 - Agent Name  
Selling Office 1 - Office Name  
Selling Agent 2 - Agent Name  
Selling Office 2 - Office Name

