



MLS # **656999**
 Status **Active**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Address **09068 CR B**
 City **Dove Creek**
 Zip **81324**
 Asking Price **\$119,000**
 Sale/Rent **For Sale**
 Virtual Tour

Apx.Total Acres **20.00**
 Irrigation Water **No**
 Lot Dimension **20ac**
 Year Built **1999**
 Year Remodeled **2001**
 Apx. Total SF **1122**
 Price/SqFt **106.06**
 Bedrooms **1**
 Baths **1.00**
 Garage Capacity **0**

Additional Photos



General

Subdv Name	None	Apx. Irrig. Acres	0.00	Addendum	Property is being sold as-is. Well on property has not been permitted; testing showed high mineral content so might possibly be used with an R/O system. Buyer would need to investigate but potential is there. Sellers haul water from the Egnar water dock. Sellers are in the process of painting exterior of buildings. Square footage is a combination of cabin of 704sf and bath house of 418 sf per assessor. Google map showing location to Dolores River is as the crow flies - not a direct road. No
County	Dolores	Irrigation District	n/a	m	
Elem. School	Dove Creek Elementary	Irrigation Description	none		
Middle School	Dove Creek Middle	Great Room	NO		
High School	Dove Creek High	Family Room	No		
RV Parking	No	Dining Room	No		
Addl Living Quarters	No	Upper SF			
Horse Setup	No	Main SF	704		
Fronts	Mtn & valley views	Lower SF			
Water Front	No	Bsmt SF			
Homeowners Assoc	n/a	Finished Bsmt SF			
HOA/Metro Fees	none	Listing Date	4/25/2011		
HOA/Metro Fees Frequency	Not Applicable	REO/Lender Owned	No		
Water Supplier	cistern	Price Date	4/25/2011		
Electric Supplier	solar	Original Price	\$119,000		
Gas Supplier	propane	Elevation	7334		
		Internet Service			

Financial

Special Assessment Y/N	No	Tax Parcel #	479731300023	Possession	day of closing
Tax Year	2010	Total Taxes \$	396	EM Deposit \$	1000
				TERMS	Cash, Conventional

Features

Days On Market	No	HEATING SOURCE	Propane, Wood	INTERIOR INCL	Wood Stove, Ceiling Fan(s)
Cumulative DOM	0	HEATING SYS	Space Heater, Fireplace /Stove	EXTERIOR INCL	Shed/Storage, Horses Allowed
		DOM WATER	Cistern	LOT SZ/ACRE	20+
		DOM SEWER	Other	LOT DESCRIPTION	Pasture, Wooded Lot, Green, Solar or off Grid
		APPLIANCES INCLUDED	Range/Oven, Refrigerator	VIEWS	Mountains, Valley
				ST DESC./ACCESS	County, Gravel
				DISCLOSURE	Pets Allowed
				ADA COMPLIANT	No

Remarks

Are you looking for your special retreat! This is it! Off-the-grid with solar power, this rustic cabin on 20ac is perfect for hunting or as a place to come to when it's too hot in the south! Home has 704sf and the detaching bathhouse has another 418sf. While not currently set up for horses, it could be fenced for livestock. Wildlife abounds in this neck of the woods so whether you do your hunting with a gun or a camera, the location is sure to please! About 15 minutes to the canyon rim, close to BLM or Forest Service land, this property is perfect for a recreational launching point or to kick back & enjoy the views. Property has solar electric, propane frig & stove, 2 cisterns (200 gal for kitchen, 300 gal for bathhouse). Heat the cabin with wood stove or kick on the propane heat. Approximately 10ac is pasture with the other 10 being wooded with pinions & cedars.



Prepared Courtesy of:

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This information is deemed reliable, but not guaranteed.