



MLS #	720082	Sewer Tap Avail	Yes
Status	Active	Sewer/Septic In	No
Class	LAND	Sewer Paid	No
Type	Residential	Water Tap Avail	Yes
Address	TBD Road H.6	Water Tap Installed	No
City	Cortez	Water Tap Paid	No
Zip	81321	IDX Include	Y
Area	Montezuma County Rural SW		No
Asking Price	\$118,000	Sold Price	No
Original Price	\$118,000	Sold Price/Acre	

Additional Photos



General

Subdv Name	Laverde Estates	HOA/Metro Fees	
County	Montezuma	HOA/Metro Fees Frequency	
Elem. School	Manaugh K-5	Days On Market	16
Middle School	Cortez 6-8	Cumulative DOM	16
High School	Montezuma-Cortez 9-12	Listing Office 1 - Office Name	Southwest Realty Cortez
Fronts	views	Owner Name	Larry Leighton
Lot Dimension	10.37A	Addendum	Beautiful place to build your home. Views all around and yet easy access. Check out the private pond!
Apx. Total Acres	10.37		
Price/Acre	\$11,378.98		
Apx. Irrig. Acres			
Irrigation/Water District			
UTILITIES	Electricity Near, Phone Near, Natural Gas		
Electric Supplier	Empire		
Gas Supplier	Propane		
Water Supplier	MWC		

Financial

Special Assmnt Y/N	No	EM Deposit \$	1500
Tax Year	2016	EM Holder	SW Realty Only
Total Taxes \$	954.64	Possession	DOD

Features

Electricity	No	PROPERTY DESCRIPTION	Cleared, Corner	TERMS	Cash, Conventional
Sewer/Septic Supplier	Septic	STREET DESCRIPTION	County, Paved, Public	REO/Lender	No
		/ACCESS	Winter Maintenance	Owned	
		TOPOGRAPHY	Level, Sloped	Elevation	5800
		FENCE	Barbed Wire	VIEWES	Mountains, Valley, Lake/Pond
		Price/Acres #	\$11,378.98		/Reservoir
		Price/Sqft	\$0.26	ZONING	Residential Single Family
				Additional	
				Comments	
				Directions	From Hwy 160, south on CR27 to H.7 on east, corner of H.6 & 27

Remarks

The best part is hidden from the road! Beautiful large pond sits approximately in the middle of the property. You'll notice the small pond on the corner. The big pond is behind that! Great wildlife habitat. Build your dream home overlooking the pond and with windows out toward all the views. Excellent subdivision. Easy access into Cortez and yet you're out in the country.



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