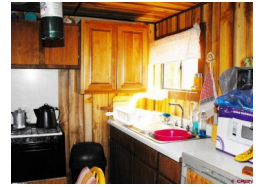




MLS # **712845**
 Status **Active**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Address **04000 C.R. 9 Navajo Trail, Secret Canyon Ranch**
 City **Dove Creek**
 Zip **81324**
 Asking Price **\$159,000**
 Sold Price
 Non Branded Virtual Tour

Apx.Total Acres **80.00**
 Lot Dimension **80**
 Year Built **1996**
 Year Remodeled
 Apx.Total SF **520**
 List Price/SqFt **\$305.77**
 Bedrooms **1**
 Total Baths **1.00**
 Garage Capacity
 Garage Type

Additional Photos



General

Subdv Name	Secret Canyon Ranch	Apx. Irrig. Acres		Addendum	Owners will consider selling the cabin plus 40ac outright and carrying a note on the remaining 40ac. For a hunting cabin, this one has what you need!
County	Dolores	Irrigation/Water District			Refrigerator and stove are propane. Property has been surveyed & marked. Owners just planted 30 pinion trees and are building a brand new insulated shed! Owner would consider a trade for a property on a lake or river for fishing.
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	11/3/2015		
Fronts		REO/Lender Owned	No		
		Price Date	11/6/2015		
		Original Price	\$159,000		
		Elevation			

HOA/Metro Fees
 HOA/Metro Fees Freq.
 Water Supplier **cistern**
 Electric Supplier **generator**
 Gas Supplier **propane**
 Sewer Supplier **septic**

Financial

Special Assemnt Y/N	No	Owner Name	Silva	Possession	
Tax Year	2014			EM Deposit \$	1000
Total Taxes \$	456			TERMS	Cash, Owner Carry, Conventional

Features

Days On Market	13	HEATING FUEL/SOURCE	Propane	INTERIOR INCLUSIONS	Part Furnished, Vaulted Ceiling
Cumulative DOM	178	HEATING SYSTEM	Space Heater	EXTERIOR INCLUSIONS	Shed/Storage
DIRECTIONS	North of Dove Creek on Hwy 141 to CR C. West 4-1/2 miles, follow signs. Best idea is to call for directions.	DOMESTIC WATER SOURCE	Cistern	LOT SIZE/ACREAGE	35+
		DOMESTIC SEWER SOURCE	Septic System	PROPERTY DESCRIPTION	Borders Public Land, Pasture, Wooded Lot, Cul-de-sac, Off Grid
		DINING	Eat-in Kitchen	ZONING	Residential Single Family, Other
		APPLIANCE INCLUSIONS	Range/Oven, Refrigerator, Microwave	VIEWES	Mountains, Valley
				STREET DESCRIPTION /ACCESS	County, Gravel
				DISCLOSURES	Covenants

Remarks

Great Hunting Property or Secluded Getaway! 20x20 cabin with a loft bedroom is located on 80ac surrounded on 3 sides by BLM. Owners have spotted Royal Elk - (7 prongs on each side) on property; in March of 2013, the owners spotted approximately 200 elk on the property. Other wildlife ranges from deer to wild turkeys, bear, mountain lion, etc. etc. This is off the grid and in the wild country. Located almost on the Dolores Canyon Rim, you'll love the views from your own 40ac. Property comes with a 200 gal propane tank plus 3 portable propane tanks, two generators with a portable shed to protect them, a tractor w/blade, a wood burning stove and a trailer with tank on it to fill the cistern. Owners have plans to bring the water into the house - it's plumbed they just have to finish it before snow flies. House comes comfortably furnished and includes tv with antennae, gas & electric lights, computer, stereo down to the pots, pans & dishes if you want them. They do get cell phone reception from the cabin.



Prepared Courtesy of:

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This information is deemed reliable, but not guaranteed.