



MLS # **717552**  
 Status **Active**  
 Class **LAND**  
 Type **Residential**  
 Address **21490 Road 19**  
 City **Lewis**  
 Zip **81327**  
 Area **Montezuma County Rural NW**  
 Asking Price **\$65,000**  
 Original Price **\$65,000**

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

**Additional Photos**



**General**

Subdv Name **Rocky Pointe Crossing**  
 County **Montezuma**  
 Elem. School **Lewis-Arriola K-5**  
 Middle School **Dolores 6-8**  
 High School **Dolores 9-12**  
 Fronts **mtn views**  
 Lot Dimension **15**  
 Apx. Total Acres **15.00**  
 Price/Acre **\$4,333.33**

Apx. Irrig. Acres  
 Irrigation/Water District  
 UTILITIES **Electricity Near, Propane Required**  
 Electric Supplier **Empire**  
 Gas Supplier **Propane**  
 Water Supplier **MWC**

HOA/Metro Fees  
 HOA/Metro Fees Frequency  
 Days On Market **68**  
 Cumulative DOM **68**  
 Listing Office 1 - **Southwest Realty Cortez**  
 Office Name  
 Owner Name **warren**  
 Addendum

**Seasonal creek only runs when we have snow melt but the creek bed is pretty neat looking all year round. Good location if you're commuting to Cortez or making the run to Utah. Owner has farmed some of the acreage in the past. Subdivision only has 2 parcels and minimal CCR**

**Financial**

Special Assemnt Y/N **No**  
 Tax Year **2014** Total Taxes \$ **7**

EM Deposit \$ **1000**  
 EM Holder **SW Realty ONLY**  
 Possession **day of closing**

**Features**

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

PROPERTY DESCRIPTION  
 STREET DESCRIPTION  
 /ACCESS  
 TOPOGRAPHY  
 FENCE  
 Price/Acres #  
 Price/Sqft

**Cleared, Pasture**  
**State Highway, County**  
**Level, Sloped**  
**Partial Property**  
**\$4,333.33**  
**\$0.10**

TERMS  
 REO/Lender  
 Owned  
 Elevation  
 VIEWS  
 ZONING  
 Additional  
 Comments  
 Directions

**Cash, Owner Carry, Conventional**  
**No**  
**6825**  
**Mountains, Valley**  
**Agriculture**

**Hwy 491 North to CR 19, turn east to sign. Just before Yellow Jacket on east side of hwy.**

**Remarks**

15 ACRES OF YOUR OWN LAND! Modulars & Double Wides are welcome so you can be in quickly! Utilities at road and seller has paid to reserve a water tap on the system (water tap has not been purchased). Working toward self-sustainability? Electric & water are at road but solar would work well here and you could try for a well. Put in a large garden, set up your chickens in a chicken coop & add a cow or goat for milk & meat. 360 views with great access to highway for ease in commuting. Has a little SEASONAL creek that wanders across property during spring run - off (it is NOT year round). Good combination of pasture and ripple rock. Excellent price for what you're getting!



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