



MLS # **639236**
 Status **Active**
 Class **LAND**
 Type **Residential**
 Address **TBD W 7th Street**
 City **Cortez**
 Zip **81321**
 Area **Cortez**
 Asking Price **\$29,000**
 Sale/Rent **For Sale**

Sewer H/U Avail **Yes**
 Sewer/Septic In **No**
 Sewer Paid **No**
 Water Tap Avail **Yes**
 Water Tap Installed **No**
 Water Tap Paid **No**
 IDX Include **Yes**

Additional Photos



General

Zoning **Residential/commercial**
 Subdv Name **Shafer Minor**
 County **Montezuma**
 Elem. School **Mesa Elementary**
 Middle School **Cortez Middle**
 High School **Montezuma Cortez High**
 Fronts **City street/elementary sc**
 Lot Dimension **125'x150'**
 Apx.Total Acres **0.43**
 Price/Acre **67441.86**
 Apx. Irrig. Acres **0.00**
 Irrig. Dist **n/a**
 Electric Supplier **Empire**
 Gas Supplier **Atmos**

Legal/Lot Block **Shafer Minor Lot:1**
 Homeowners **n/a**
 Assoc
 HOA Dues **n/a**
 HOA Dues **Not Applicable**
 Frequency

Addendum **Per seller, lot is zoned commercial but has an approved Variance for Residential use (single family), great area across from Mesa Elementary. Good building site on property by tree.**

Financial

Special Assessment Y/N **No**
 Tax Year **2009**
 Tax Parcel # **561127409001**
 Total Taxes \$ **364**
 EM Deposit \$ **1000**
 EM Holder **SW Realty trust acct**
 Possession **day of closing**

Features

Sewer Supplier or Septic **Cortez Sanitation**
 Price/Acres # **\$67,441.86**
 Price/Sqft **1.55**
 REO/Lender Owned **No**
 Elevation **6200**
 Additional Comments
 Directions **South on Broadway (Hwy 491 /160), east on 7th St property on left, look for sign**

Remarks

Good building site for single family home or you could put in a commercial site with easy access to Hwy. Utilities close & the price is right! Check this one out soon before it's gone!



Prepared Courtesy of:

SOUTHWEST REALTY 3
BONNIE LEIGHTON
 Cell: (970) 739-0116
SOUTHWEST REALTY 3 -
bonnie@swcoloradoproperties.com

