

ALL FIELDS DETAIL


MLS #	657053	Sewer H/U Avail	No
Status	Active	Sewer/Septic In	No
Type	Mountain Property	Sewer Paid	No
Address	13555 Road 38.9	Water Tap Avail	Yes
Address 2	Shilo Subd: Lot 9	Water Tap Installed	No
City	Mancos	Water Tap Paid	No
State	CO	Water Rights	No
Zip	81328	Mineral Rights	Unknown
Area	Montezuma County Rural NE	Modular or Mobile Allowed	No
Class	LAND	Water Front	No
Asking Price	\$165,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Board Name	Four Corners Board of Realtors	Old MLS Number	
Listing Agent 1	BONNIE LEIGHTON - Cell: (970) 739-0116	Listing Office 1	Southwest Realty Cortez - Main: (970) 564-9870
Listing Agent 2		Listing Office 2	
Seller Licensed Y/N	No	Listing Agreement	Exclusive Right to Sell
Trans. Brkr Prcnt/\$	3	Buyer Agency Prcnt/\$	3
Variable Rate Y/N	No	Listing Date	4/25/2011
Expiration Date	12/31/2011	Limited Service Y/N	No
Agency Relationship	Seller's Agent	Zoning	none
Map Horizontal	P	Map Vertical	38
Elevation	7427	Horse Setup	No
Owner/Renters Name	Berigan	REO/Lender Owned	No
Subdv #		Subdv Name	Shilo
County	Montezuma	Elem. School	Mancos Elementary
Middle School	Mancos Middle	High School	Mancos High
Fronts	Views	Lot Dimension	25
Lot Dim. Source	Assessor	Apx.Total Acres	25.00
Apx. Irrig. Acres	0.00	Irrig. Dist	none
# shares	0	Legal/Lot Block	Subd: Shilo, Lot 9, S1,T36,R14, 25ac m/l
Press System Y/N		Adjudicated Y/N	
Water Supplier	MWC	Sewer Supplier or Septic	Septic
Gas Supplier	Propane	Electric Supplier	Empire
Curbs/Gutters In/Paid Y/N		Homeowners Assoc	Yes
HOA/Metro Fees	0	HOA/Metro Fees Frequency	Not Applicable
Listed in oth Classes Y/N	No	Other MLS Number	
Total # Water Taps		Total # Sewer Taps	
Price/Sqft	0.15	Price/Acre	6600.00
Exchange Y/N		Exchange For	
SqFt Source		Off Market Date	
Search by map		Update Date	5/24/2011
Status Date	4/26/2011	HotSheet Date	4/26/2011
Price Date	4/26/2011	Input Date	4/26/2011 6:50:00 PM
Associated Document Count	6	Original Price	\$165,000
Cumulative DOM	29	Cumulative DOMLS	
Client Hit Count	7	Agent Hit Count	29
Days On Market	29	Price/Acres #	\$6,600.00

FEATURES

LOT SIZE/ACREAGE	LOT DESCRIPTION	TOPOGRAPHY	TRANSMIT TO REALTOR.COM
21-50 Acres	Wooded	Sloped	Yes
ZONING	UTILITIES	Mountain Land	TERMS
None	Underground Electric	DOCUMENTS ON FILE	Cash
LAND USE	Electric Near	Plot Plan/Plat/Survey	Conventional
Mountain Recreation	Propane	Topo/Aerial Photo	AVAILABLE FOR AUCTION
Platted Subdivision	DOM WATER	MISCELLANEOUS	No
PROPERTY TYPE	Domestic Water Available	Horses Allowed	IEWS
Residential/Single	DOM SEWER	SHOWING INSTRUCTIONS	MOUNTAINS

FEATURES

Undeveloped/Restrictions	Septic Required	Call Listing Agent
PRESENT USE	STREET DESC./ACCESS	Plat Available
Recreation	County	
	Gravel	

FINANCIAL

Short Sale	N	Special Assessment Y/N	No
Directions	Hwy 184 to CR 40, North to CR P/FS, West to CR 38.9 (past San Juan Bible Camp), South ~1/2 mile to sign on west	Total Taxes \$	2726
Tax Year	2010	Tax Parcel #	R005399/560701101009
EM Deposit \$	2,000	EM Holder	SW Realty - NOT TITLE CO
Possession	Day of Closing	Title Company	CLT

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Sold Price/Sqft	Sell Team
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2
Concessions	Down Payment Program Y/N
Down Payment Assist Prg	Program Amount \$
Additional Comments	Concessions Y/N
Buyer From	

ADDENDUM

CR 38.9 is secluded & yet easily accessible, with other nice homes in area. CCRs indicate that modulars that meet the HOA approval might be accepted. Not very often you have the opportunity to buy such a nice wooded lot with utilities close!

REMARKS

This is what you think of when you think of Colorado! 25 beautiful acres with tall pines & meadows, shared pond, close to San Juan National Forest, with views of LaPlata Mountains and Mesa Verde. Parcel is surveyed with electric, phone & water available at the road. Easy access and yet it is secluded away from the hustle & bustle of modern day life! Great place to build a home or to camp out on during your vacation. Close enough to all kinds of recreational pursuits to make this home base for fun!

SECURE SHOW INSTRUCTIONS

Call Bonnie Leighton, 739-0116

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed.