



MLS # **625667**  
 Status **Active**  
 Class **LAND**  
 Type **Residential**  
 Address **21490 CR 19**  
 City **Lewis**  
 Zip **81327**  
 Area **Montezuma County Rural NW**  
 Asking Price **\$60,000**  
 Original Price **\$92,000**

Sewer H/U Avail **No**  
 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	<b>ag</b>	Legal/Lot Block	<b>Lot 2 Rockypointe Subdivision</b>
Subdv Name	<b>Rocky Pointe Crossing</b>	Homeowners Assoc	<b>no</b>
County	<b>Montezuma</b>	HOA/Metro Fees	<b>none</b>
Elem. School	<b>Lewis Arriola Elementary</b>	HOA/Metro Fees	<b>Not Applicable</b>
Middle School	<b>Cortez Middle</b>	Frequency	
High School	<b>Cortez</b>	Days On Market	<b>784</b>
Fronts	<b>views of mtn &amp; valley</b>	Cumulative DOM	<b>784</b>
Lot Dimension	<b>15</b>	Addendum	<b>Owner has farmed some of the acreage, part of acreage is that gorgeous ripple rock. Subdivision only has two parcels! Property is partially fenced.</b>
Apx.Total Acres	<b>15.00</b>		
Price/Acre	<b>4000.00</b>		
Apx. Irrig. Acres	<b>0.00</b>		
Irrig. Dist	<b>n/a</b>		
UTILITIES	<b>Electric Near, Phone Near, Propane</b>		
Electric Supplier	<b>Empire</b>		

**Financial**

Special Assessment Y/N	<b>No</b>	Tax Parcel #	<b>534126302002</b>	EM Deposit \$	<b>1000</b>
Tax Year	<b>2008</b>	Total Taxes \$	<b>9.32</b>	EM Holder	<b>RESW</b>
				Possession	<b>DOD</b>

**Features**

LOT SIZE	<b>11-20 Acres</b>	LOT DESCRIPTION	<b>Cleared</b>	TERMS	<b>Cash, Conventional</b>
/ACREAGE		STREET DESC./ACCESS	<b>State, County, Paved, Gravel</b>	REO/Lender Owned	<b>No</b>
PROPERTY TYPE	<b>Residential/Single, Agriculture/Row, Mobile Allowed, Modular Allowed</b>	TOPOGRAPHY	<b>Sloped</b>	Elevation	
PRESENT USE	<b>Row Crops</b>	LAND USE	<b>Dry Land, Platted</b>	VIEWS	<b>MOUNTAINS, VALLEY</b>
DOM WATER	<b>Domestic Water Available, Public</b>	Price/Acres #	<b>Subdivision</b>	ZONING	<b>Ag Farm Tract</b>
Sewer Supplier or Septic	<b>Septic</b>	Price/Sqft	<b>\$4,000.00</b>	Additional Comments	
			<b>0.09</b>	Directions	<b>Hwy 491, north on CR 19,</b>

**Remarks**

15 acres of land! Build your dream home or set up a nice modular/manufactured home. Great views, easy access to the highway. Has a seasonal little creek that wanders across the property during the spring. Walking the property is a blast as it goes from pasture to rock to seasonal creek back to some acreage that could be pasture.



Prepared Courtesy of:

Southwest Realty Cortez

**BONNIE LEIGHTON**

Cell: (970) 739-0116

Southwest Realty Cortez - Main: (970) 564-9870

bonnie@swcoloradoproperties.com

