



MLS # **648700**
 Status **Active**
 Class **LAND**
 Type **Residential**
 Address **24251 Road V.4**
 City **Dolores**
 Zip **81323**
 Area **Cortez, NW of**
 Asking Price **\$54,500**
 Original Price **\$54,500**

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 **residential**
 Subdv Name **Pinon Hills**
 County **Montezuma**
 Elem. School **Dolores Elementary**
 Middle School **Dolores Middle**
 High School **Dolores High**
 Fronts
 Lot Dimension **4.21**
 Apx. Total Acres **4.21**
 Price/Acre **12945.37**
 Apx. Irrig. Acres **0.00**
 Irrig. Dist **n/a**
 Electric Supplier **Empire**
 Gas Supplier **Propane**

Legal/Lot Block **Lot 27 Pinion Hills Subd Phase I & II**
 Homeowners Assoc **to be form**
 HOA/Metro Fees **150**
 HOA/Metro Fees Frequency **Yearly**
 Days On Market **9**
 Cumulative DOM Addendum **9**

Subdivision is high on a ridge located between Narraquinnep and McPhee Lakes. Easy access for boating; not far from the mountains for recreation or go hiking in the high desert canyons! Let me walk this property with you - you'll agree it's a great deal!

Financial

Special Assessment Y/N **No**
 Tax Year **2009**

Tax Parcel # **535703405027**
 Total Taxes \$ **TBD**

EM Deposit \$ **1000**
 EM Holder **Southwest Realty Trust ac**
 Possession **day of closing**

Features

LOT SIZE/ACREAGE **1-5 Acres**
 PROPERTY TYPE **Residential/Single**
 DOM SEWER **Engineered Septic Req'd**
 DOM WATER **Domestic Water Available**
 Sewer Supplier or Septic **Septic**

LOT DESCRIPTION **Cleared, Wooded**
 STREET DESC./ACCESS **County, Gravel**
 TOPOGRAPHY **Level, Sloped, Steep**
 LAND USE **Platted Subdivision**
 Price/Acres # **\$12,945.37**
 Price/Sqft **0.30**

TERMS **Cash, Conventional**
 REO/Lender **No**
 Owned
 Elevation
 VIEWS **MOUNTAINS, VALLEY**
 ZONING **Residential Single Family**
 Additional Comments
 Directions **Hwy 491 to Hwy 184, North on to Rd 25, west on V.6, turn onto V.4, to sign**

Remarks

Excellent residential lot located between McPhee & Narraquinnep Lakes! Utilities to lot line, ready to build! Several great building sites and really good views. Evidence of wildlife abounds. Priced under market value! San Juan Mountains to the north is excellent for hunting, hiking, camping, 4-wheeling and yet you can still be home & in your own bed that evening. SW Colorado is a great place to live!



Prepared Courtesy of:

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