



MLS # **657487**
 Status **Active**
 Class **LAND**
 Type **Residential**
 Address **13076 Road 17.9**
 City **Cortez**
 Zip **81321**
 Area **Montezuma County Rural NW**
 Asking Price **\$55,000**
 Original Price **\$55,000**

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	Residential no ag	Legal/Lot Block	Eagles Nest Subdivision: Lot 8, 3-36-17
Subdv Name	Eagles Nest	Homeowners Assoc	No
County	Montezuma	HOA/Metro Fees	0
Elem. School	Lewis Arriola Elementary	HOA/Metro Fees Frequency	Not Applicable
Middle School	Cortez Middle	Days On Market	81
High School	Montezuma Cortez High	Cumulative DOM	81
Fronts	views	Addendum	Pictures are of the lot and the views!
Lot Dimension	Irregular		
Apx.Total Acres	3.02		
Price/Acre	18211.92		
Apx. Irrig. Acres	0.00		
Irrig. Dist	n/a		
UTILITIES	Electric Near, Propane		
Electric Supplier	Empire		

Financial

Special Assessment Y/N	No	Tax Parcel #	R013106/561303303008	EM Deposit \$	1000
Tax Year	2010	Total Taxes \$	615.89	EM Holder	SW Realty - not Title Co
				Possession	Day of closing

Features

LOT SIZE /ACREAGE	1-5 Acres	STREET DESC./ACCESS TOPOGRAPHY	County, Gravel, Dirt Level, Sloped	TERMS	Cash, Conventional
PROPERTY TYPE	Residential/Single, Undeveloped /Restrictions	LAND USE	Platted Subdivision	REO/Lender	No
DOM SEWER	Engineered Septic Req'd	Price/Acres #	\$18,211.92	Owned	6657
DOM WATER	Domestic Water Available	Price/Sqft	0.42	Elevation	MOUNTAINS, VALLEY
Sewer Supplier or Septic	Septic			VIEWS	Residential Single Family
				ZONING	
				Additional Comments	
				Directions	Hwy 491, west on CR P to 18, South to subdivision, then to sign

Remarks

Panoramic views! Eagle's Nest Subdivision is perfect for stress relief if you like peace & quiet! Water & electric are to the lot lines. Time to take a look at this one.



Prepared Courtesy of:

Southwest Realty Cortez

BONNIE LEIGHTON

Cell: (970) 739-0116

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

bonnie@swcoloradoproperties.com

