



MLS # **638744**
 Status **Active**
 Class **LAND**
 Type **Residential**
 Address **9999 Road 18**
 City **Yellow Jacket**
 Zip **81335**
 Area **Cortez, NW of**
 Asking Price **\$260,000**
 Original Price **\$260,000**

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 **AG**
 Subdv Name **N/A**
 County **Montezuma**
 Elem. School **Pleasant View Elementary**
 Middle School **Cortez Middle**
 High School **Montezuma Cortez High**
 Fronts **Mtn views**
 Lot Dimension **80a**
 Apx.Total Acres **80.00**
 Price/Acre **3250.00**
 Apx. Irrig. Acres **50.00**
 Irrig. Dist **DWCD**
 UTILITIES **Electric Near, Phone Near, Propane , Utility Easements**

Legal/Lot Block **S15T38R17 80ac ML**
 Homeowners Assoc **n/a**
 HOA/Metro Fees **n/a**
 HOA/Metro Fees Frequency **Not Applicable**
 Days On Market **158**
 Cumulative DOM **158**
 Addendum

Still confirming shares to go with the 80ac. Parcel is 1/2 of 160ac. Possibility of more acreage to purchase, also possibility of owner /carry with a large downpayment. Tenant farmer for Seller's 80 acres, could possibly be continued with new owner.

Financial

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

Tax Parcel # **534115300001**
 Total Taxes \$ **TBD**

EM Deposit \$ **10000**
 EM Holder **SW Realty Trust acct**
 Possession **TBD**

Features

LOT SIZE **51-100 Acres**
 /ACREAGE
 PROPERTY TYPE **Agriculture/Row, Undeveloped/No Restrictio, Partially Irrigated, Mobile Allowed, Modular Allowed**
 PRESENT USE **Row Crops**
 DOM SEWER **Septic Required**
 DOM WATER **Domestic Water Available , Public**
 Sewer Supplier or Septic **Septic**

LOT DESCRIPTION **Cleared**
 STREET DESC./ACCESS **County, Gravel**
 TOPOGRAPHY **Level, Sloped, Rolling**
 IMPROVEMENTS **Irrigation System**
 Price/Acres # **\$3,250.00**
 Price/Sqft **0.07**

MISCELLANEO **Horses Allowed**
 US
 TERMS **Cash, Owner Carry, Conventional**
 REO/Lender **No**
 Owned
 Elevation **6800**
 VIEWS **MOUNTAINS, VALLEY**
 ZONING **Ag Farm Tract**
 Additional Comments
 Directions

Hwy 491 to Road 18 just noth of Yellow Jacket; 18 to Road Z, just north of corner of 18 & Z, sign will be up as soon as ground thaws

Remarks

Make a great spot for a home! Utilities at the road, irrigation, great views, easy access!



Prepared Courtesy of:

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