



MLS # **657923**  
 Status **Active**  
 Class **LAND**  
 Type **Mountain Property**  
 Address **Lot 60 Glade Ranch II**  
 City **Dolores**  
 Zip **81323**  
 Area **Dolores County Rural East**  
 Asking Price **\$125,000**  
 Original Price **\$159,000**

Sewer H/U Avail **No**  
 Sewer/Septic In **No**  
 Sewer Paid **No**  
 Water Tap Avail **No**  
 Water Tap Installed **No**  
 Water Tap Paid **No**  
 IDX Include **Yes**

**Additional Photos**



**General**

Zoning	<b>ag</b>	Legal/Lot Block	<b>Lot 60 Glade Ranch II</b>
Subdv Name	<b>Glade Ranch II</b>	Homeowners	<b>yes</b>
County	<b>Dolores</b>	Assoc	
Elem. School	<b>Dolores Elementary</b>	HOA/Metro Fee	<b>150</b>
Middle School	<b>Dolores Middle</b>	s	
High School	<b>Dolores High</b>	HOA/Metro Fee	<b>Yearly</b>
Fronts		s Frequency	
Lot Dimension	<b>35.19</b>	Days On	<b>18</b>
Apx.Total Acres	<b>35.19</b>	Market	
Price/Acre	<b>3552.15</b>	Cumulative	<b>18</b>
Apx. Irrig. Acres	<b>0.00</b>	DOM	
Irrig. Dist	<b>n/a</b>	Addendum	<b>Every once in a while, don't you just want to get away from the rat race to a special place all your own in the Colorado Rockies? Visit in the summer &amp; you have all</b>
UTILITIES	<b>Propane</b>		
Electric Supplier	<b>solar</b>		

**Financial**

Special Assessment Y/N	<b>No</b>	Tax Parcel #	<b>505509200060</b>	EM Deposit \$	<b>2000</b>
Tax Year	<b>2010</b>	Total Taxes \$	<b>8.54</b>	EM Holder	<b>SW Realty not title co</b>
				Possession	

**Features**

LOT SIZE	<b>21-50 Acres</b>	LOT DESCRIPTION	<b>Cleared, Wooded</b>	MISCELLANEOUS	<b>Private Road, Horses Allowed</b>
/ACREAGE		STREET DESC.	<b>County, Gravel</b>	TERMS	<b>Cash, Conventional</b>
PROPERTY TYPE	<b>Residential/Single, Mountain, Undeveloped /Restrictions</b>	/ACCESS TOPOGRAPHY	<b>Level, Sloped, Steep, Mountain Land</b>	REO	
PRESENT USE	<b>Cattle, Recreation</b>	LAND USE	<b>Mountain Recreation, Grazing (no irrig), Platted Subdivision</b>	/Lender Owned	
DOM SEWER	<b>Septic Required</b>	Price/Acres #	<b>\$3,552.15</b>	Elevation	
DOM WATER	<b>Well or Cistern Req'd</b>	Price/Sqft	<b>0.08</b>	Views	<b>MOUNTAINS, VALLEY</b>
Sewer Supplier or Septic	<b>septic</b>			ZONING	<b>Ag Farm Tract</b>
				Additional Comments	
				Directions	<b>CR 31 N of Dolores turns ino FS 526(17 miles) go west at Y onto FS 514,go ~11.5 miles to Subdivision, stay</b>

**Remarks**

Top of the Mountain Views! Secluded subdivision nestled in BLM/Forest Service land. Hunting, hiking, camping, so peaceful you'll never want to leave! One of view lots up on the top, it's simply stunning! Two great building sites - on on the top with the views, & one more protected lower down. HOA is considering putting in a community well & buying a water truck for the subdivision.



Prepared Courtesy of:

Southwest Realty Cortez

**BONNIE LEIGHTON**

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