



MLS #	<b>740519</b>	Apx.Total Acres	<b>80.000</b>
Status	<b>Active</b>	Apx. Irrig. Acres	
Class	<b>RESIDENTIAL</b>	Lot Dimension	<b>80</b>
Type	<b>Stick Built</b>	Year Built	<b>1996</b>
Address	<b>4537 Road 10.9</b>	Year Remodeled	
City	<b>Dove Creek</b>	Apx.Total SF	<b>520</b>
Zip	<b>81324</b>	List Price/SqFt	<b>\$305.77</b>
Asking Price	<b>\$159,000</b>	Bedrooms	<b>1</b>
Sold Price		Total Bathrooms	<b>1.00</b>
Non Branded Virtual Tour		Garage Capacity	
		Garage Type	

**Additional Photos**



**General**

Subdv Name	<b>Secret Canyon Ranch</b>	REO/Lender Owned	<b>No</b>	Addendum	<b>Owners will consider selling the cabin plus 40ac outright and carrying a note on the remaining 40ac. For a hunting cabin, this one has what you need! Refrigerator and stove are propane. Property has been surveyed &amp; marked. Owners just planted 30 pinion trees and are building a brand new insulated shed! Owner would consider a trade for a property on a lake or river for fishing.</b>
County	<b>Dolores</b>	Elevation			
Elem. School	<b>Seventh Street K-6</b>	Full Baths	<b>0</b>		
Middle School	<b>Dove Creek 7-12</b>	ROOF	<b>Metal</b>		
High School	<b>Dove Creek 7-12</b>	HEATING SYSTEM	<b>Space Heater</b>		
RV Parking	<b>Yes</b>	HEATING FUEL/SOURCE	<b>Propane</b>		
Addit Living Quarters	<b>No</b>	VEWS	<b>Mountains, Valley</b>		
Fronts	<b>Wonderful views-mtns/vall</b>	UTILITIES	<b>Propane-Tank Owned</b>		

HOA/Metro Fees	
HOA/Metro Fees Freq.	
Water Supplier	<b>Cistern</b>
Electric Supplier	<b>Generator</b>
Gas Supplier	<b>None</b>
Sewer Supplier	<b>Septic</b>

**Financial**

Special Assemnt Y/N	<b>No</b>	Possession	
Tax Year	<b>2016</b>	EM Deposit \$	<b>1000</b>
Total Taxes \$	<b>555</b>	TERMS	<b>Cash, Owner Carry, Conventional</b>
Owner Name	<b>Silva</b>		

**Features**

DIRECTIO NS	<b>Hwy 491 to past Dove Creek to Hwy 141. North 4.3 to Rd C, East~ 4-5 miles to Rd 9.4, go thru gate to Road 10.9, turn right. Please get a plat map there are 2 lots. I have several listed in the sub.</b>	HEATING FUEL/SOURCE	<b>Propane</b>	INTERIOR INCLUSIONS	<b>Part Furnished, Vaulted Ceiling</b>
		HEATING SYSTEM	<b>Space Heater</b>	EXTERIOR INCLUSIONS	<b>Shed/Storage</b>
		DOMESTIC WATER SOURCE	<b>Cistern</b>	LOT SIZE/ACREAGE	<b>35+</b>
		DOMESTIC SEWER SOURCE	<b>Septic System</b>	PROPERTY DESCRIPTION	<b>Borders Public Land, Pasture, Wooded Lot, Cul-de-sac, Off Grid</b>
		DINING	<b>Eat-in Kitchen</b>	ZONING	<b>Residential Single Family, Other</b>
		APPLIANCE INCLUSIONS	<b>Range/Oven, Refrigerator, Microwave</b>	VEWS	<b>Mountains, Valley</b>
				STREET DESCRIPTION /ACCESS	<b>County, Gravel</b>
				DISCLOSURES	<b>Covenants</b>

**Remarks**

Great Hunting Property or Secluded Getaway! 20x20 cabin with a loft bedroom is located on 80ac surrounded on 3 sides by BLM. Owners have spotted Royal Elk - (7 prongs on each side) on property; in March of 2013, the owners spotted approximately 200 elk on the property. Other wildlife ranges from deer to wild turkeys, bear, mountain lion, etc. This is off the grid and in the wild country. Located almost on the Dolores Canyon Rim, you'll love the views from your own 40ac. Property comes with a 200 gal propane tank plus 3 portable propane tanks, two generators with a portable shed to protect them, a tractor w/blade and a trailer with tank on it to fill the cistern. House comes comfortably furnished and includes gas & electric lights, many items down to the pots, pans & dishes if you want them. Owners had a wood-burning stove (you'll see it in the pictures) that they replaced with one of the wall propane heater units that heats the whole cabin consistently. A wood burning stove could be added back in if buyer prefers. The owners also get cell phone reception from the cabin.



**Prepared Courtesy of:**  
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This information is deemed reliable, but not guaranteed.