



MLS # **743689**
 Status **NEW**
 Class **LAND**
 Type **Agricultural**
 Address **17503 Road 18**
 City **Cortez**
 Zip **81321**
 Area **Montezuma County Rural NW**
 Asking Price **\$304,000**
 Sale/Rent **For Sale**

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

Additional Photos



General

Subdv Name **None**
 County **Montezuma**
 Elem. School **Lewis-Arriola K-5**
 Middle School **Cortez 6-8**
 High School **Montezuma-Cortez 9-12**
 Fronts
 Lot Dimension
 Lot Dim. Source
 Apx.Total Acres **160.00**
 Apx. Irrig. Acres
 Irrigation/Water District

Press System Y/N
 Adjudicated Y/N
 Water Supplier **Montezuma Water Company**
 Sewer Supplier **Septic**
 Gas Supplier **Propane**
 Electric Supplier **Empire Electric Association, Inc**
 HOA/Metro Fees
 HOA/Metro Fees Frequency

Financial

Special Assmnt Y/N **No**
 Tax Year **2017**
 Possession **delivery of deed-funding**

Features

LOT SIZE /ACREAGE	101-200 Acres	PROPERTY DESCRIPTION	Borders Public Land	TERMS	Cash, Owner Carry, Conventional, 1031 Exchange
POSSIBLE PROPERTY USE	Residential Single Family, AgLivestock, Cattle, Grazing(no irrigation), Hogs, Horses, Hunting, Poultry, Recreation, Tree Farm, Vineyard	STREET DESCRIPTION /ACCESS	County, Private, Gravel		
CURRENT PROPERTY USE	Recreation	TOPOGRAPHY	Sloped, Rolling, Steep		

Remarks

HERE IT IS, THE PERFECT PLACE! THIS PROPERTY HAS IT ALL! Seclusion, bordered on 3 sides by Canyon of the Ancients, rich in archaeological resources (check out the ancient sun dial, potsherds & stone fragments), views, dark sky, mix of terrain including pasture, cliffs, canyon rim, plenty of wildlife & ATV & dirt bike playground with trails everywhere. PLUS!! The great thing is: there are building sites all over with utilities close and easy access with new 30' private drive. WHAT ARE YOU WAITING FOR? COME SEE!



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