



MLS # **743695**
 Status **NEW**
 Class **LAND**
 Type **Residential**
 Address **17503 Road 18**
 City **Cortez**
 Zip **81321**
 Area **Montezuma County Rural NW**
 Asking Price **\$144,000**
 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 **40.00**
 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	35-50 Acres	PROPERTY DESCRIPTION	Borders Public Land	TERMS	Cash, Owner Carry, Conventional, 1031
/ACREAGE		STREET DESCRIPTION	County, Private, Gravel		Exchange
POSSIBLE	Residential Single Family,	/ACCESS			
PROPERTY USE	AgLivestock, Cattle,	TOPOGRAPHY	Rolling, Steep		
	Grazing(no irrigation), Hogs,				
	Horses, Poultry, Recreation				
CURRENT	Recreation				
PROPERTY USE					

Remarks

GREAT BUILDING SITES! Anywhere on this 40 acres you could build your dream home: on the canyon edge, in the middle or closer to the utilities on the south side of the parcel. There is a brand-new 30' wide private drive and the views are terrific in every direction. Plenty of canyon rim to walk and hike down. Bordered on the north by Canyon of the Ancients with great views of Dawson Draw which runs into Yellow Jacket Canyon and the creek below. Talk about quiet and dark sky!



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