



MLS # **736148**
 Status **Active**
 Asking Price **\$340,000**
 Class **FARMRANCH**
 Type **No Residence**
 Address **21002 Road 20**
 City **Lewis**
 Zip **81327**
 Area **Montezuma County Rural NW**

Pasture **Yes**
 Apx.Total Acres **80.00**

Additional Photos



General

County	Montezuma	Apx. Irrig. Acres	63.50	Addendum	PASTURE GROUND WITH IRRIGATION! 80 fenced and cross-fenced acres with 15 shares MVI irrigation which runs through property. There is 63.5 irrigated acres and 10.3 dryland. Many great building sites, with electric on property.
Elem. School	Lewis-Arriola K-5	Sewer Supplier	Septic		
Middle School	Cortez 6-8	Gas Supplier			
High School	Montezuma-Cortez 9-12	Electric Supplier	Empire Electric Association, Inc		
Fronts	Road 20	Leased Y/N	Yes		
Views	mountain, valley				
Agriculture	Yes				

Financial

Tax Year	2016	Cash	Yes	Possession	as agreed
Total Taxes \$	164	Conventional	Yes	EM Deposit \$	5000
Parcel ID #	534125300080	1031 Exchange	Yes		

Features

Directions **From Cortez, Highway 491 to Road 20 North to sign about 1 mile.**

Remarks

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Prepared Courtesy of:

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