



MLS # **730440**
 Status **Active**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Address **Road 414**
 City **Blanding**
 Zip **84535**
 Asking Price **\$1,113,000**

Year Built **1920**
 Apx.Total SF **3,152**
 Lot Dimension
 Apx.Total Acres **318.000**
 Bedrooms **4**
 Total Bathrooms **2.00**
 Garage Capacity **2**
 Garage Type **Detached Garage**

Additional Photos



General

County **San Juan UT**
 Elem. School **Open Enrollment**
 Middle School **Open Enrollment**
 High School **Open Enrollment**

Water Supplier **Well**
 Sewer Supplier **Septic**
 Gas Supplier **Other**
 Electric Supplier **KN Energy, Inc.**
 Apx. Irrig. Acres
 Irrigation/Water District
 Irr. Water Desc/Amnt

Financial

Special Assemnt Y/N **No**
 Tax Year **2016**
 Total Taxes \$ **1438**

Addendum **HATCH TRADING POST, built in 1920, which has enjoyed a historical 3 generation ownership, is no longer a**

Features

RESIDENCE STYLE	Ranch	COOLING	Evaporative Cooler	LOT SIZE/ACREAGE	35+
RESIDENCE STORIES	One Story	DOMESTIC WATER SOURCE	Domestic Well	PROPERTY DESCRIPTION	Borders Public Land
CONSTRUCTION TYPE	Wood Frame	DOMESTIC SEWER SOURCE	Septic System	ZONING	Agriculture, Commercial
FOUNDATION/ BASEMENT	Slab	DINING	Eat-in Kitchen	VIEWS	Mountains
ROOF	Metal	APPLIANCE INCLUSIONS	Range/Oven, Refrigerator	STREET DESCRIPTION /ACCESS	County, Paved
FLOORING	Carpet-Partial, Vinyl	WATERFRONT	, Washer, Dryer	DISCLOSURES	Lead Base Paint, Property Disclosure
FENCE	Chain Link, Barbed Wire , Cross Fence, Full Property		Creek		

Remarks

HATCH TRADING POST, built in 1920, which has enjoyed a historical 3 generation ownership, is no longer a trading post. Property is being sold as a 3152 sf 4BR, 2BA residential property on 318 acres. Montezuma Creek flows through the property 6 months m/l each year and temperatures are moderate year round. There is a good producing 566' deep artesian well and property is fenced and cross fenced, with plenty of room for horses, cattle or other animals. Owners say there are untouched Kivas and dinosaur bones on the property. Land is bordered by BLM and the Navajo Nation Reservation. There is also a small guest house! What a place for a get away retreat!



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