



MLS # **699268**
 Status **Active**
 Class **LAND**
 Type **Agricultural**
 Address **11008 Road N**
 City **Cahone**
 Zip **81320**
 Area **Dolores County Rural West**
 Asking Price **\$110,000**
 Sale/Rent **For Sale**

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

Additional Photos



General

Subdv Name **None**
 County **Dolores**
 Elem. School **Seventh Street K-6**
 Middle School **Dove Creek 7-12**
 High School **Dove Creek 7-12**
 Fronts **Road N**
 Lot Dimension **80**
 Lot Dim. Source **Assessor**
 Apx. Total Acres **80.00**
 Apx. Irrig. Acres **0.00**
 Irrigation/Water District

Press System Y/N
 Adjudicated Y/N
 Water Supplier **MWC**
 Sewer/Septic Supplier **Septic**
 Gas Supplier **Propane**
 Electric Supplier **Empire Electric**
No

HOA/Metro Fees
 HOA/Metro Fees Frequency

Financial

Special Assmnt Y/N **No**
 Tax Year **2013**

Possession **upon closing**

Features

LOT SIZE/ACREAGE	51-99 Acres	PROPERTY DESCRIPTION	Cleared	TERMS	Cash, Owner Carry, Conventional, 1031
POSSIBLE PROPERTY USE	Residential Single Family, AgLivestock	STREET DESCRIPTION/ACCESS TOPOGRAPHY	County, Gravel Rolling		Exchange
CURRENT PROPERTY USE	Cattle				

Remarks

GREAT BUILDING SITE! 80 acres already fenced and cross-fenced with pasture for your cattle or horses. Electric is on property and septic is in. Water tap can be purchased from MWC.

Prepared Courtesy of:

SOUTHWEST REALTY DOVE CREEK

Ronda G Smith

Southwest Realty Cortez - Main: (970) 564-9870

rondagsmith@gmail.com

This information is deemed reliable, but not guaranteed.