



MLS # **690307**  
 Status **Active**  
 Class **LAND**  
 Type **Residential**  
 Address **tbd E Highway 491**  
 City **Dove Creek**  
 Zip **81324**  
 Area **Dolores County Rural West**  
 Asking Price **\$52,000**  
 Sale/Rent **For Sale**

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

**Additional Photos**



**General**

Subdv Name	<b>None</b>	Legal/Lot Block	<b>10 Ac tr in TR 81 in 17-40-18</b>
County	<b>Dolores</b>	Press System Y/N	<b>No</b>
Elem. School	<b>Seventh Street K-6</b>	Adjudicated Y/N	<b>No</b>
Middle School	<b>Dove Creek 7-12</b>	Water Supplier	<b>MWC</b>
High School	<b>Dove Creek 7-12</b>	Sewer/Septic Supplier	<b>Septic</b>
Fronts	<b>Highway 491 and Road 10</b>	Gas Supplier	<b>Propane</b>
Lot Dimension	<b>600x1000 tbd</b>	Electric Supplier	<b>Empire</b>
Lot Dim. Source	<b>owner</b>	Curbs/Gutters In/Paid Y/N	<b>No</b>
Apx. Total Acres	<b>10.00</b>	Homeowners Assoc	<b>none</b>
Apx. Irrig. Acres	<b>0.00</b>	HOA/Metro Fees	<b>none</b>
Irrigation/Water District	<b>DWCD</b>	HOA/Metro Fees Frequency	<b>Not Applicable</b>

**Financial**

Special Assmnt Y/N **No** Possession **delivery of deed**  
 Tax Year **2010**

**Features**

LOT SIZE	<b>6-10 Acres</b>	LOT DESCRIPTION	<b>Wooded, 150'+ Frontage</b>
/ACREAGE		STREET DESC./ACCESS	<b>State, County, Paved,</b>
PROPERTY TYPE	<b>Residential/Single, Agriculture /Row, Agriculture/Livestock, Undeveloped/No Restrictio, Mobile Allowed, Modular Allowed</b>	TOPOGRAPHY	<b>Gravel Level</b>
PRESENT USE	<b>Row Crops</b>		

**Remarks**

DON'T LET THIS ONE SLIP BY! Wonderful 10 acre parcel close to Dove Creek with great views. All utilities along Road 10 and the canal is less than 1/3 mile to the north with a M&I tap available. Several building sites with approximately 1-2 acres of wooded. Evidence of undug indian site on property.



Prepared Courtesy of:

SOUTHWEST REALTY DOVE CREEK

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This information is deemed reliable, but not guaranteed.