



MLS # **703735**
 Status **Active**
 Class **LAND**
 Type **Residential**
 Address **34410 Road R.1 Guess**
 City **Mancos**
 Zip **81328**
 Area **Montezuma County Rural NE**
 Asking Price **\$150,000**
 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 **Yes**
 IDX Include **Yes**

Additional Photos



General

Subdv Name **Juniper Skye**
 County **Montezuma**
 Elem. School **Mancos K-5**
 Middle School **Mancos 6-8**
 High School **Mancos 9-12**
 Fronts **Road 34.5 and Road R.1**
 Lot Dimension **652'x512'x612'x1003'**
 Lot Dim. Source **Assessor**
 Apx.Total Acres **8.56**
 Apx. Irrig. Acres
 Irrigation/Water District

Press System Y/N
 Adjudicated Y/N
 Water Supplier **Montezuma Water Company**
 Sewer/Septic Supplier **septic**
 Gas Supplier **Propane**
 Electric Supplier **Empire**
 HOA/Metro Fees **0**
 HOA/Metro Fees Frequency **Not Applicable**

Financial

Special Assmnt Y/N **No** Possession
 Tax Year **2014**

Features

LOT SIZE/ACREAGE **6-10 Acres** PROPERTY DESCRIPTION **Boundaries Surveyed** TERMS **Cash, Conventional**
 POSSIBLE PROPERTY USE **Residential Single Family** STREET DESCRIPTION **County, Gravel, Shared**
 CURRENT PROPERTY USE **Mountain Recreation** /ACCESS **Drive**
 TOPOGRAPHY **Sloped**

Remarks

Beautiful Homesite! Wooded 8.56 acres with a pond that holds water year round. Access could be on 34.5 or R.1 depending on where you want to build your home. Gorgeous views of LaPlata's and the Mesa.

Prepared Courtesy of:

Southwest Realty Cortez
 Ronda G Smith

Southwest Realty Cortez - Main: 970-564-9870
 rondagsmith@gmail.com

This information is deemed reliable, but not guaranteed.