



MLS # **713399**  
 Status **Active**  
 Class **LAND**  
 Type **Agricultural**  
 Address **464 341 Road**  
 City **Monticello**  
 Zip **84535**  
 Area **Out Of State**  
 Asking Price **\$55,000**  
 Sale/Rent **For Sale**

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

**Additional Photos**



**General**

Subdv Name **None**  
 County **San Juan UT**  
 Elem. School **Seventh Street K-6**  
 Middle School **Dove Creek 7-12**  
 High School **Dove Creek 7-12**  
 Fronts  
 Lot Dimension **680x2640 approx.**  
 Lot Dim. Source **Assessor**  
 Apx.Total Acres **40.00**  
 Apx. Irrig. Acres  
 Irrigation/Water District

Press System Y/N  
 Adjudicated Y/N  
 Water Supplier **well or cistern**  
 Sewer/Septic Supplier **septic**  
 Gas Supplier **propane**  
 Electric Supplier **Empire Electric**

HOA/Metro Fees  
 HOA/Metro Fees Frequency

**Financial**

Special Assemnt Y/N **No** Possession **upon closing**  
 Tax Year **2015**

**Features**

LOT SIZE/ACREAGE **35-50 Acres** PROPERTY DESCRIPTION **Boundaries Surveyed** TERMS **Cash, Conventional, 1031 Exchange**  
 POSSIBLE PROPERTY USE **AgLivestock, Cattle, Dry Land, Grazing(no irrigation), Hunting** STREET DESCRIPTION **County, Gravel, Shared Drive**  
 CURRENT PROPERTY USE **Ag/Row Crops** TOPOGRAPHY **Rolling**

**Remarks**

SECLUSION! Very secluded wooded 40 acres with electric line on the property. Water would have to be well or cistern. Access is from Colorado side at the end of Cedar Point on a gravel county road and a gravel private drive. Approximately 12 acres in cultivation with Tenant Farmer, rest in pinons, junipers, sage and oak brush. There is a pond which has a seep. Does not guarantee to always have water. Property has been surveyed.



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