



MLS # **721466**  
 Status **Active**  
 Class **LAND**  
 Type **Agricultural**  
 Address **6159 7.7 Road**  
 City **Dove Creek**  
 Zip **81324**  
 Area **Dolores County Rural West**  
 Asking Price **\$55,000**  
 Sale/Rent **For Sale**

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

**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  
 Lot Dimension  
 Lot Dim. Source  
 Apx.Total Acres **12.50**  
 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 Electric**

HOA/Metro Fees  
 HOA/Metro Fees Frequency

**Financial**

Special Assemnt Y/N **No**  
 Tax Year **2015**  
 Possession **Upon Closing**

**Features**

LOT SIZE/ACREAGE **11-20 Acres**  
 POSSIBLE PROPERTY USE **AgLivestock, Cattle, Dry Land, Grazing(no irrigation), Hogs, Horses, Hunting**  
 CURRENT PROPERTY USE **Dry Land**  
 PROPERTY DESCRIPTION **Pasture**  
 STREET DESCRIPTION/ACCESS TOPOGRAPHY **County, Gravel Sloped**  
 TERMS **Cash, Conventional, 1031 Exchange**

**Remarks**

Great views from this 12.5 acre parcel just north of Dove Creek. Electric is on the property. Montezuma Water Company tap is installed. Includes 25" X 60' quonset. Several nice building sites.



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