

CLIENT HANDOUT



MLS # **582246**
 Class **LAND**
 Type **Residential**
 Price **\$235,000**
 Asking Price **\$235,000**
 Sold Price
 Board Name **Pagosa Springs**
 Address **2399 BULL ELK PLACE**
 City **PAGOSA SPRINGS**
 Status **Active**
 Sewer H/U Avail **No**
 Sewer/Septic In **No**
 Sewer Paid **No**
 Water Tap Avail **Yes**
 Water Tap Installed **Yes**
 Water Tap Paid **No**
 Water Rights **No**



Prepared Courtesy of: **Premier Prop Broker-Assistant
 Premier Properties Pagosa Springs**

General Info

Subdv #		Legal/Lot Block	ALR ELK RIDGE UNIT 1; 1-32-1W TRACT 19	Possession	
Subdv Name	Alpine Lakes Ranch-Elk Ridge 1-09 Cnty Code 0007			Title Company	HCT
County	Archuleta	Press System Y/N			
Elem. School	Pagosa Elementary	Adjudicated Y/N			
Middle School	Pagosa Middle	Water Supplier	CENTRAL		
High School	Pagosa	Sewer Supplier or Septic	NA		
Fronts		Gas Supplier	NA		
Lot Dimension	COUNTY RECORDS	Electric Supplier	LPEA		
Lot Dim. Source	COUNTY RECORDS	Curbs/Gutters In/Paid Y/N			
Apx. Total Acres	35.12	Homeowners Assoc	ALR HOA		
Apx. Irrig. Acres	0.00	HOA Dues	485.00		
Irrig. Dist	NA	HOA Dues Frequency	Yearly		
Int4_2					

Financial

Special Assessment Y/N **No**
 Old Taxes
 Tax Year **2006**

Features

LOT SIZE /ACREAGE	21-50 Acres	LOT DESCRIPTION	Wooded, 75'-100' Frontage, Cul-de-Sac, Pasture	HOA INCLUDES	Electricity, Water, Road Maintenance
ZONING	Residential Single Family	UTILITIES	Underground Electric, Electric on Property, Underground Phone, Phone on Property	TERMS AVAILABLE FOR AUCTION	Cash, Conventional No
LAND USE	Mountain Recreation, Grazing (no irrig)	DOMESTIC WATER	Domestic Water Available		
PROPERTY TYPE	Mountain	STREET DESCRIPTION/ACCESS	Private, Gravel		
		TOPOGRAPHY	Level, Sloped, Rolling, Mountain Land		

Remarks

Featuring mountain views this treed property has all the classic Colorado character and charm. Heavy alpine: (Aspen, Blue Spruce, Ponderosa Pine & Douglas Fir). abundant wildlife, open meadows with fabulous multiple building sites. Full Utilities: Water, Power & Phone. Extremely private, secluded and conducive for horse property. Located at the end of a Cul-De-Sac. Property is deemed in agriculture tax status through POA management. Adjacent lot #29 is available to purchase to allow for 70 acres lot.

This information is deemed reliable, but not guaranteed.