



L220352A

TBD CR N, Moffat CO 81143

L \$109,000



<b>Area:</b>	7 - Out of County	<b>Tot Acres:</b>	161.44
<b>Subdiv:</b>	None	<b>Year Rem/Adj:</b>	
<b>Yr Built:</b>		<b>Tax Yr:</b>	2009
<b>Taxes Ann:</b>	366	<b>Watershed:</b>	No
<b>Flood Plain:</b>	No		
<b>Schedule #:</b>	460118300032		

<b>Lot #:</b>	3 and 4	<b>Lot Dim:</b>	2640 x 264	<b>Zoning:</b>	AGR
<b>Elem:</b>	Out of County	<b>Middle:</b>	Out of County	<b>High:</b>	Out of County
<b>IDX:</b>	Yes	<b>Gate Key:</b>	Yes		
<b>Internet Addr.:</b>	Yes	<b>Brochure Box:</b>	Yes	<b>Sign:</b>	Yes
<b>TB:</b>	Yes	<b>Prop Assoc:</b>	No	<b>Fin Int:</b>	No
<b>BB:</b>	Yes	<b>HOA Fee:</b>			
<b>Filing #:</b>	n/a	<b>Improvements:</b>	Pond,Sheds,Fenced,Panels,Artesian w		
<b>Covenants:</b>	No	<b>Lockbox:</b>	Yes		
<b>Legal:</b>	Lots 3 and 4, E1/2 SW1/4 S18 T43N R10E				

**Special Features:** Could be Divided , Horse Property , Mobile Homes Allowed , Modulares Allowed , Outbuildings , Perfect for Animals  
**Utilities:** Other-See Remarks  
**Terms:** Cash , New Loan  
**Source of Measure:** Public Records  
**Lot Description:** Level , Mountain Views , Pond

**Perm. Bk Rem:**  
**Directions:** Hwy 17 south of Moffat to mile market 103. South 1 mile to gate on right.

**Remarks:** 160 acre Colorado horse property featuring 2 artesian wells and a large pond;40 minutes to Salida or Alamosa;No covenants;Incredible mountain views;Includes 2 sheds,Conex storage unit,truck,tractor and implements;Fully fenced plus livestock panels;Power nearby;Close to hunting,skiing,mountains.



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--- Information herein deemed reliable but not guaranteed



Welcome to  
**TBD CR N**



**Colorado Horse Property with Pond**

**\$109,000**

**Lot Size:** 161.44 acres 2640ft x 2640ft

**Style:** Lot / Land

**Taxes:** \$366 (2009)



**Jon Adams**

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**We Sell Homes**

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#### Details

**Address:** TBD CR N **Type:** Residential **Style:** Lot / Land "160 Acres with Pond" **Lot Type:** Rectangular **Lot Size:** 161.44 acres 2640ft x 2640ft "Full Quarter Section" **Taxes:** \$366 (2009)

#### Description

160 acre Colorado horse property featuring 2 artesian wells and a large pond. 40 minutes to Salida or Alamosa. No covenants. Incredible mountain views. Includes 2 sheds, Conex storage unit, truck, tractor and implements, fully fenced plus livestock panels. Power nearby. Close to hunting, skiing, mountains, horseback riding.

#### Highlights

- 160 Acre Horse Property.
- Close to Salida, CO and Alamosa, CO.
- Fully fenced plus livestock panels.
- 2 Artesian Wells and a large Pond.
- Incredible Mountain Views.
- Includes: Two sheds (one with working woodstove) Conex storage unit. Case 2470 tractor and implements. Jeep truck. Generator. Livestock panels. Grass seed. Fencing materials.

#### Features

##### View

- Mountain View
- Panoramic

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