



F218299A

TBD HIGHWAY 17, Moffat CO 81143

L \$200,000



Area:	7 - Out of County	Tot Acres:	480
Subdiv:	None	Year Rem/Adj:	0
Yr Built:	0	Tax Yr:	2008
Taxes Ann:	79	Baths:	0
Bdrms:	0	Watershed:	No
Flood Plain:	No		
Schedule #:	460118200031		

Lot #:	0	Lot Dim:	0	Zoning:	AGRLVG
Upper SQ FT:	0	Main SQ FT:	0	Basemnt SQ FT:	0
% Bsmt Fin	0	Lower SQ FT:	0	Total SQ FT:	0

Elem:	Out of County	Middle:	Out of County	High:	Out of County
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IDX:	Yes	Gate Key:	No	Sign:	Yes
Internet Addr.:	Yes	Brochure Box:	Yes	Fin Int:	No
TB:	Yes	Prop Assoc:	No	Lockbox:	No
BB:	Yes	Form. Din. Rm:	No	HOA Fee:	0
Living Room:	No	Family Room:	No	Phone Avail:	Yes
Kitchen:	No	Laundry:	No	Cult Ac:	0
Lease Ac:	0	Irr Acres:	0	Canal Co:	0
Set ASD(CSP):	0	Crop/Ac1:	0	Crop/Ac2:	0
Crop/Ac3:	0	Other Ac:	0	Ann. Irr. Cost:	0
WTR(DOM):	No	#Water Shrs:	0	Other Bldg:	No
Water Right Filed:	No	Env Impact:	No	Additional Bldg:	No

Legal: 480 Acres known as SE4 S7 T43 R10, NE1/4 S18 T43 R10, NW1/4 S18 T43 R10

Style:	Other-See Remarks	Construction:	Other See Remarks
Exterior:	Other-See Remarks	Roof:	Other-See Remarks
Utilities:	Water-Spring	Heating/Cooling:	Other-See Remarks
Garage:	Other-See Remarks	Terms:	Cash , New Loan
Source of Measurement:	Public Records	Special Features:	Easily Accessible , Suitable for Grazing , Year Round Access
Improvements:	Other-See Remarks	Possible Use:	Livestock
Irrigation Type:	Other-See Remarks		
Machinery, Equip, Livestock, etc.:	None		

Perm. Bk Rem:

Directions: 1.5 miles south of Moffat on Hwy. 17; Property on west side of Hwy. 17

Remarks: 480 Acres with 360 degree mountain views & 1 mile of Highway 17 frontage. Several mature trees & artesian stock wells. Build your ranch house by the trees and ditch and turn out your livestock to roam; Or, subdivide and develop for profit.



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- - - Information herein deemed reliable but not guaranteed