



MLS # **656198**  
 Status **Active**  
 Class **LAND**  
 Type **Residential**  
 Address **35769 Road P.2**  
 City **Mancos**  
 Zip **81321**  
 Area **Montezuma County Rural NE**  
 Asking Price **\$65,000**  
 Original Price **\$65,000**

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

**Additional Photos**



**General**

Zoning	<b>residential</b>	Legal/Lot Block	<b>Summit Lake West Unit 1, Lot 61</b>
Subdv Name	<b>Summit Lake West Unit I</b>	Homeowners Assoc	<b>n/a</b>
County	<b>Montezuma</b>	HOA/Metro Fees	<b>0</b>
Elem. School	<b>Mancos Elementary</b>	HOA/Metro Fees Frequency	<b>Not Applicable</b>
Middle School	<b>Mancos Middle</b>	Days On Market	<b>8</b>
High School	<b>Mancos High</b>	Cumulative DOM	<b>8</b>
Fronts		Addendum	<b>Property appears to have seasonal views of Puett Reservoir toward the back of the lot. Covered with trees - good place to build!</b>
Lot Dimension	<b>2.28</b>		
Apx.Total Acres	<b>2.28</b>		
Price/Acre	<b>28508.77</b>		
Apx. Irrig. Acres	<b>0.00</b>		
Irrig. Dist	<b>n/a</b>		
UTILITIES	<b>Electric Near, Propane</b>		
Electric Supplier	<b>Empire</b>		

**Financial**

Special Assessment Y/N	<b>No</b>	Tax Parcel #	<b>R004071/536133406028</b>	EM Deposit \$	<b>1,000</b>
Tax Year	<b>2010</b>	Total Taxes \$	<b>715</b>	EM Holder	<b>SWRealty</b>
				Possession	<b>Day of closing</b>

**Features**

LOT SIZE/ACREAGE	<b>1-5 Acres</b>	LOT DESCRIPTION	<b>Cleared, Wooded</b>	MISCELLANEOUS	<b>Horses Allowed</b>
PROPERTY TYPE	<b>Residential/Single, Modular Allowed</b>	STREET DESC./ACCESS TOPOGRAPHY	<b>County, Gravel Sloped</b>	TERMS	<b>Cash, Owner Carry, Conventional</b>
DOM SEWER	<b>Engineered Septic Req'd</b>	LAND USE	<b>Platted Subdivision</b>	REO/Lender	<b>No</b>
DOM WATER	<b>Domestic Water Available</b>	Price/Acres #	<b>\$28,508.77</b>	Owned	
Sewer Supplier or Septic	<b>Septic</b>	Price/Sqft	<b>0.65</b>	Elevation	<b>7312</b>
				ZONING	<b>Residential Single Family</b>
				Additional Comments	
				Directions	<b>Hwy 184 between Mancos &amp; Dolores, South on CR 35.9 to P.2, right on P.2 to sign</b>

**Remarks**

Wonderful lot to build your dream home! Located between two of Montezuma County's prettiest reservoirs, Summit & Puett, it's close to the National Forest, the Dolores River and all kinds of recreational activities! Only 38 miles from Durango and 75 miles from Telluride, you'll have access to all kinds of events! Electric & water and the road.



Prepared Courtesy of:

Southwest Realty Cortez

**BONNIE LEIGHTON**

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This information is deemed reliable, but not guaranteed.