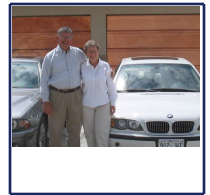


CLIENT PHOTO



MLS #
Class
Type
Asking Price
Board Name

590886
LAND
Residential
\$89,000
MONTROSE
ASSOCIATION OF
REALTORS
TBD OLEANDER CIRCLE
MONTROSE
Active
No
No
No
Yes
Yes
Yes
Yes



Address
City
Status
Sewer H/U Avail
Sewer/Septic In
Sewer Paid
Water Tap Avail
Water Tap Installed
Water Tap Paid
Water Rights

Prepared Courtesy of: **Montrose-RealEstate.com**

General Info

Zoning	RESIDENTIAL	Legal/Lot Block	LOT 16
Subdv #			COTTONWOOD
Subdv Name	Other		CROSSING
County	Montrose		SUBDIVISION
Elem. School	Oak Grove Elementary	Press System Y/N	No
Middle School	Columbine Middle	Adjudicated Y/N	No
High School	Montrose High	Water Supplier	CHIPETA
Fronts		Sewer Supplier or Septic	SEPTIC
Lot Dimension	IRREGULAR	Gas Supplier	SOURCE GAS
Lot Dim. Source	PLAT	Electric Supplier	DMEA
Apx.Total Acres	3.00	Curbs/Gutters In/Paid Y/N	
Irrig. Dist	UVWUA	Homeowners Assoc	YES
		HOA Dues	250
		HOA Dues Frequency	Yearly

Financial

Special Assessment Y/N	No	Tax Parcel #	TBD	Possession	CLOSING
		EM Deposit \$	2000	Title Company	UNITED TITLE CO.
Tax Year	2007	EM Holder	United Title Company		

Features

Remarks

Premier Spring Creek Mesa location. Land for your home or investment. NO TAXES OR HOA FOR 2 YEARS. 3+ ac. lots, San Juan views, year around water, fenced, paved, taps included. Multiple lot discount.

