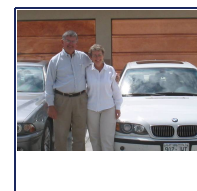


**CLIENT PHOTO**



MLS # **649198**  
 Class **LAND**  
 Type **Farm/Ranch**  
 Asking Price **\$175,000**  
 Address **TBD 5885 and Jig Road**  
 City **Montrose**  
 Status **Active**  
 Sewer H/U Avail **No**  
 Sewer/Septic In **No**  
 Sewer Paid **No**  
 Water Tap Avail **Yes**  
 Water Tap Installed **No**  
 Water Tap Paid **No**  
 Water Rights **No**  
 Mineral Rights **Unknown**  
 Modular or Mobile Allowed **Yes**



Prepared Courtesy of: Agent - Agent Name **Scott K Scarborough**

**General Info**

Zoning	<b>Ag</b>	Legal/Lot Block	<b>SE1/4,NE1</b>
Subdv #			<b>/4,9-49-10</b>
Subdv Name	<b>Unknown</b>	Press System Y/N	
County	<b>Montrose</b>	Adjudicated Y/N	
Elem. School	<b>Open Enrollment</b>	Water Supplier	<b>chipeta</b>
Middle School	<b>Open Enrollment</b>	Sewer Supplier or Septic	<b>septic</b>
High School	<b>Montrose High</b>	Gas Supplier	<b>Source Gas</b>
Fronts		Electric Supplier	<b>DMEA</b>
Lot Dimension	<b>40 ac</b>	Curbs/Gutters In/Paid Y/N	<b>No</b>
Lot Dim. Source	<b>county</b>	Homeowners Assoc	<b>no</b>
Apx.Total Acres	<b>40.00</b>	HOA/Metro Fees	<b>none</b>
Irrig. Dist	<b>none</b>	HOA/Metro Fees Frequency	<b>Unknown</b>

**Financial**

Special Assessment Y/N	<b>No</b>	Tax Parcel #	<b>3765-091-00-048</b>	Possession	<b>at close</b>
Tax Year	<b>2010</b>	EM Deposit \$	<b>5000.00</b>	Title Company	<b>Fidelity</b>
		EM Holder	<b>Fidelity</b>		

**Features**

**Remarks**

