

ALL FIELDS CUSTOMIZABLE



MLS #	594711	Mineral Rights	No
Status	Active	Horse Setup	No
Type	No Building	Irrigation Water	No
Address	1/2 1030 D County Road 139	Living Quarters	No
Address 2	aka LBJJ Ranches, Lot 3	Can Be Divided	No
City	Pagosa Springs	Water Front	No
State	CO	Pasture	Yes
Zip	81147		
Area	PS05 (Pagosa West)		
Class	FARMRANCH		
Asking Price	\$359,000		
Sale/Rent	For Sale		

GENERAL

Exchange	No	Board Name	Pagosa Springs
Old MLS Number		Take Photo	
Seller Licensed Y/N	No	Listing Agreement	Exclusive Right to Sell
Trans. Brkr Prcnt/\$	5%	Buyer Agency Prcnt/\$	5%
Variable Rate Y/N	No	Limited Service Y/N	No
Entry Only Y/N	No	Listing Date	11/2/2007
Expiration Date		Agency Relationship	Transaction Broker
Zoning	Residential	Map Horizontal	
Map Vertical		Elevation	
Owner/Renters Name	LBJJ	REO/Lender Owned	
Subdv #		Subdv Name	None
Elem. School	Pagosa Elementary	Middle School	Pagosa Middle
High School	Pagosa	Fronts	
County	Archuleta	Views	
Apx.Total Acres	40.00	Apx. Irrig. Acres	0.00
Irrig. Dist	n/a	# Shares	
Ann. Irrig. Cost \$	0.00	Legal/Lot Block	34-3W Sec 13
PSAAR Legal		Year Built	
Year Remodeled		Main SF	
Upper SF		Lower SF	
Bsmt SF		Apx. Total SF	
SqFT Source		Press System Y/N	
Adjudicated Y/N		Permits	
Water Supplier		Sewer Supplier or Septic	
Gas Supplier		Electric Supplier	
Bedrooms		Baths	
Barn Y/N		Bathrooms Descr	
Corral Y/N		Leased Y/N	
Master Bedroom Dimensions		Living Room Dimensions	
Bedroom #2 Dimensions		Dining Room Dimensions	
Bedroom #3 Dimensions		Family Room Dimensions	
Bedroom #4 Dimensions		Kitchen Dimensions	
Office/Den Dimensions		Laundry/Util Dimensions	
Garage Capacity		Garage Type	
Dwelling 2 Year Built		Dwelling 2 Bedrooms	
Dwelling 2 Total Baths		Dwelling 2 Garage Stalls	
Dwelling 2 Garage SqFt		Dwllng 2 Walkout Bsmt Y/N	
Dwelling 2 # Fireplaces		Dwllng 2 Livable Total SF	
Dwelling 2 SqFt Source		Dwllng 2 Unfin Abv Grd SF	
Dwllng 2 Unfin Blw Grd SF		Dwelling 3 Year Built	
Dwelling 3 Bedrooms		Dwelling 3 Total Baths	
Dwelling 3 Garage Stalls		Dwelling 3 Garage SqFt	
Dwllng 3 Walkout Bsmt Y/N		Dwelling 3 # Fireplaces	
Dwllng 3 Livable Total SF		Dwelling 3 SqFt Source	
Dwllng 3 Unfin Abv Grd SF		Dwllng 3 Unfin Blw Grd SF	
Off Market Date		Update Date	7/16/2008
Status Date		HotSheet Date	11/15/2007
Price Date	11/15/2007	General Date	11/2/2007
Input Date		Associated Document Count	0
Listed in oth Classes Y/N	Yes	Other MLS Number	
Exchange For		Price/Sqft	
Price/Acre	8,975.00	Original Price	\$359,000

GENERAL

Days On Market	278	Price/Acres #	\$8,975.00
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FEATURES

ZONING Ag Farm Tract	PRESENT USE Mountain Land	STREET DESC./ACCESS Easement	SHOWING INSTRUCTIONS Plat Available
LAND USE Mountain Recreation	DESCRIPTION 150'+ Frontage	TOPOGRAPHY Rolling	TERMS Cash
PROPERTY TYPE Residential/Single	Borders Public Land	DOCUMENTS ON FILE Legal Description	Conventional
Mountain	UTILITIES Electric Near		IEWS Mountains

FINANCIAL

Special Assessment Y/N	No	Total Taxes \$	11.42
Tax Year	2006	Tax Schedule #	569313100042
EM Deposit \$	5% of sales price	EM Holder	title company
Possession	at close	Title Company	HCT
Directions	Hwy 160 west to Cr 139 (Astraddle a Saddle) go south past haley Place to end. then go left approx. 1 mile to gate.		

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Sold Price/Sqft	Concessions Y/N
Concessions	Buyer From

REMARKS

Top of Hill has pasture below incredible views. Has well permit. Good well next parcel. Backs BLM

ADDITIONAL PICTURES



ALL FIELDS CUSTOMIZABLE



MLS #	594703	Mineral Rights	No
Status	Active	Horse Setup	No
Type	No Building	Irrigation Water	No
Address	1/2 1030D County Road 139	Living Quarters	No
Address 2	aka LBJJ Ranches, Lot 1	Can Be Divided	No
City	Pagosa Springs	Water Front	No
State	CO	Pasture	Yes
Zip	81147		
Area	PS05 (Pagosa West)		
Class	FARMRANCH		
Asking Price	\$369,000		
Sale/Rent	For Sale		

GENERAL

Exchange	No	Board Name	Pagosa Springs
Old MLS Number		Take Photo	
Seller Licensed Y/N	No	Listing Agreement	Exclusive Right to Sell
Trans. Brkr Prcnt/\$	5%	Buyer Agency Prcnt/\$	5%
Variable Rate Y/N	No	Limited Service Y/N	No
Entry Only Y/N	No	Listing Date	11/2/2007
Expiration Date		Agency Relationship	Transaction Broker
Zoning	Residential	Map Horizontal	
Map Vertical		Elevation	
Owner/Renters Name	LBJJ	REO/Lender Owned	
Subdv #		Subdv Name	None
Elem. School	Pagosa Elementary	Middle School	Pagosa Middle
High School	Pagosa	Fronts	
County	Archuleta	Views	
Apx.Total Acres	40.00	Apx. Irrig. Acres	0.00
Irrig. Dist	n/a	# Shares	
Ann. Irrig. Cost \$	0.00	Legal/Lot Block	34-3W Sec 13
PSAAR Legal		Year Built	
Year Remodeled		Main SF	
Upper SF		Lower SF	
Bsmt SF		Apx. Total SF	
SqFT Source		Press System Y/N	
Adjudicated Y/N		Permits	
Water Supplier		Sewer Supplier or Septic	
Gas Supplier		Electric Supplier	
Bedrooms		Baths	
Barn Y/N		Bathrooms Descr	
Corral Y/N		Leased Y/N	
Master Bedroom Dimensions		Living Room Dimensions	
Bedroom #2 Dimensions		Dining Room Dimensions	
Bedroom #3 Dimensions		Family Room Dimensions	
Bedroom #4 Dimensions		Kitchen Dimensions	
Office/Den Dimensions		Laundry/Util Dimensions	
Garage Capacity		Garage Type	
Dwelling 2 Year Built		Dwelling 2 Bedrooms	
Dwelling 2 Total Baths		Dwelling 2 Garage Stalls	
Dwelling 2 Garage SqFt		Dwllng 2 Walkout Bsmt Y/N	
Dwelling 2 # Fireplaces		Dwllng 2 Livable Total SF	
Dwelling 2 SqFt Source		Dwllng 2 Unfin Abv Grd SF	
Dwllng 2 Unfin Blw Grd SF		Dwelling 3 Year Built	
Dwelling 3 Bedrooms		Dwelling 3 Total Baths	
Dwelling 3 Garage Stalls		Dwelling 3 Garage SqFt	
Dwllng 3 Walkout Bsmt Y/N		Dwelling 3 # Fireplaces	
Dwllng 3 Livable Total SF		Dwelling 3 SqFt Source	
Dwllng 3 Unfin Abv Grd SF		Dwllng 3 Unfin Blw Grd SF	
Off Market Date		Update Date	7/16/2008
Status Date		HotSheet Date	11/15/2007
Price Date	11/15/2007	General Date	11/2/2007
Input Date		Associated Document Count	0
Listed in oth Classes Y/N	Yes	Other MLS Number	
Exchange For		Price/Sqft	
Price/Acre	9,225.00	Original Price	\$369,000

GENERAL

Days On Market 278 **Price/Acres #** \$9,225.00

FEATURES

DOM WATER Well	LAND USE Mountain Recreation	DESCRIPTION 150'+ Frontage	TERMS Cash
DOM SEWER None-Sptc/Swr	PROPERTY TYPE Residential/Single	STREET DESC./ACCESS Easement	Conventional
DISCLOSURES Covenants	PRESENT USE Mountain	TOPOGRAPHY Rolling	AVAILABLE FOR AUCTION No
LOT SIZE/ACREAGE 21-50 Acres	RECREATION Mountain Land	DOCUMENTS ON FILE Plot Plan/Plat/Survey	VIEWS Mountains Borders Public Land
ZONING Ag Farm Tract		TRANSMIT TO INTERNET Yes	

FINANCIAL

Special Assessment Y/N	No	Total Taxes \$	22.91
Tax Year	2006	Tax Schedule #	569313100043
EM Deposit \$	5% of sales price	EM Holder	title company
Possession	at close	Title Company	HCT
Directions	HWY 160 W to CR 139 (Astraddle a Saddle) go south and follow past Haley to end than go left approx. 1 mile to gate.		

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Sold Price/Sqft	Concessions Y/N
Concessions	Buyer From

REMARKS

some of the best views in Pagosa - Good roads, good well. underground electric. Top of The Hill ! Borders BLM

ADDITIONAL PICTURES



ALL FIELDS CUSTOMIZABLE



MLS #	594715	Mineral Rights	No
Status	Active	Horse Setup	No
Type	With Building(s)	Irrigation Water	No
Address	1030 B County Road 139	Living Quarters	No
Address 2	aka LBJJ Ranches, Lot 4	Can Be Divided	No
City	Pagosa Springs	Water Front	No
State	CO	Pasture	Yes
Zip	81147		
Area	PS05 (Pagosa West)		
Class	FARMRANCH		
Asking Price	\$375,000		
Sale/Rent	For Sale		

GENERAL

Exchange	No	Board Name	Pagosa Springs
Old MLS Number		Take Photo	
Seller Licensed Y/N	No	Listing Agreement	Exclusive Right to Sell
Trans. Brkr Prcnt/\$	5%	Buyer Agency Prcnt/\$	5%
Variable Rate Y/N	No	Limited Service Y/N	No
Entry Only Y/N	No	Listing Date	11/2/2007
Expiration Date		Agency Relationship	Transaction Broker
Zoning	Residential	Map Horizontal	
Map Vertical		Elevation	
Owner/Renters Name	LBJJ	REO/Lender Owned	
Subdv #		Subdv Name	None
Elem. School	Pagosa Elementary	Middle School	Pagosa Middle
High School	Pagosa	Fronts	
County	Archuleta	Views	
Apx.Total Acres	40.00	Apx. Irrig. Acres	0.00
Irrig. Dist	n/a	# Shares	
Ann. Irrig. Cost \$	0.00	Legal/Lot Block	34-3W Sec 12
PSAAR Legal		Year Built	1900
Year Remodeled		Main SF	
Upper SF		Lower SF	
Bsmt SF		Apx. Total SF	400
SqFT Source	owner	Press System Y/N	
Adjudicated Y/N		Permits	
Water Supplier	none	Sewer Supplier or Septic	none
Gas Supplier	none	Electric Supplier	La Plata
Bedrooms	0	Baths	0.00
Barn Y/N		Bathrooms Descr	
Corral Y/N		Leased Y/N	
Master Bedroom Dimensions		Living Room Dimensions	
Bedroom #2 Dimensions		Dining Room Dimensions	
Bedroom #3 Dimensions		Family Room Dimensions	
Bedroom #4 Dimensions		Kitchen Dimensions	
Office/Den Dimensions		Laundry/Util Dimensions	
Garage Capacity	0	Garage Type	Other
Dwelling 2 Year Built		Dwelling 2 Bedrooms	
Dwelling 2 Total Baths		Dwelling 2 Garage Stalls	
Dwelling 2 Garage SqFt		Dwllng 2 Walkout Bsmt Y/N	
Dwelling 2 # Fireplaces		Dwllng 2 Livable Total SF	
Dwelling 2 SqFt Source		Dwllng 2 Unfin Abv Grd SF	
Dwllng 2 Unfin Blw Grd SF		Dwelling 3 Year Built	
Dwelling 3 Bedrooms		Dwelling 3 Total Baths	
Dwelling 3 Garage Stalls		Dwelling 3 Garage SqFt	
Dwllng 3 Walkout Bsmt Y/N		Dwelling 3 # Fireplaces	
Dwllng 3 Livable Total SF		Dwelling 3 SqFt Source	
Dwllng 3 Unfin Abv Grd SF		Dwllng 3 Unfin Blw Grd SF	
Off Market Date		Update Date	7/24/2008
Status Date		HotSheet Date	11/15/2007
Price Date	11/15/2007	General Date	11/2/2007
Input Date		Associated Document Count	0
Listed in oth Classes Y/N	Yes	Other MLS Number	
Exchange For		Price/Sqft	937.50
Price/Acre	9,375.00	Original Price	\$375,000

GENERAL

Days On Market	278	Price/Acres #	\$9,375.00
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FEATURES

DOM SEWER None-Sptc/Swr	DESCRIPTION Wooded	FENCE Barbed Wire	TERMS Cash
DISCLOSURES Covenants	OUTBUILDINGS Garage	DOCUMENTS ON FILE Plot Plan/Plat/Survey	Conventional
LAND USE Grazing (no irrig)	UTILITIES Electric on Property	SHOWING INSTRUCTIONS Plat Available	AVAILABLE FOR AUCTION No
PROPERTY TYPE Agriculture/Livestock	TOPOGRAPHY Sloped	TRANSMIT TO INTERNET Yes	VIEWES Mountains
PRESENT USE Cattle Hay Pasture/Production	Rolling Mountain Land		

FINANCIAL

Special Assessment Y/N	No	Total Taxes \$	103.60
Tax Year	2006	Tax Schedule #	569312400036
EM Deposit \$	5% of sales price	EM Holder	title company
Possession	at close	Title Company	HCT
Directions	Hwy 160 West To CR 139 go south past Haley Pl to end then go left approx 1 mile to gate.		

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Sold Price/Sqft	Concessions Y/N
Concessions	Buyer From

REMARKS

BIG VIEWS - FUR TREES - HILL TOP - HAYFIELD - LOG CABIN (GUTTED), electric. Great Buy, Backs BLM

ALL FIELDS CUSTOMIZABLE



MLS #	594707	Mineral Rights	No
Status	Active	Horse Setup	No
Type	No Building	Irrigation Water	No
Address	1/2 1030 D County Road 139	Living Quarters	No
Address 2	aka LBJJ Ranches, Lot 2	Can Be Divided	No
City	Pagosa Springs	Water Front	No
State	CO	Pasture	Yes
Zip	81147		
Area	PS05 (Pagosa West)		
Class	FARMRANCH		
Asking Price	\$375,000		
Sale/Rent	For Sale		

GENERAL

Exchange	No	Board Name	Pagosa Springs
Old MLS Number		Take Photo	
Seller Licensed Y/N	No	Listing Agreement	Exclusive Right to Sell
Trans. Brkr Prcnt/\$	5%	Buyer Agency Prcnt/\$	5%
Variable Rate Y/N	No	Limited Service Y/N	Yes
Entry Only Y/N	No	Listing Date	11/2/2007
Expiration Date		Agency Relationship	Transaction Broker
Zoning	Residential	Map Horizontal	
Map Vertical		Elevation	
Owner/Renters Name	LBJJ	REO/Lender Owned	
Subdv #		Subdv Name	None
Elem. School	Pagosa Elementary	Middle School	Pagosa Middle
High School	Pagosa	Fronts	
County	Archuleta	Views	
Apx.Total Acres	40.00	Apx. Irrig. Acres	0.00
Irrig. Dist	n/a	# Shares	
Ann. Irrig. Cost \$	0.00	Legal/Lot Block	34-3W Sec 13
PSAAR Legal		Year Built	
Year Remodeled		Main SF	
Upper SF		Lower SF	
Bsmt SF		Apx. Total SF	
SqFT Source		Press System Y/N	
Adjudicated Y/N		Permits	
Water Supplier		Sewer Supplier or Septic	
Gas Supplier		Electric Supplier	
Bedrooms		Baths	
Barn Y/N		Bathrooms Descr	
Corral Y/N		Leased Y/N	
Master Bedroom Dimensions		Living Room Dimensions	
Bedroom #2 Dimensions		Dining Room Dimensions	
Bedroom #3 Dimensions		Family Room Dimensions	
Bedroom #4 Dimensions		Kitchen Dimensions	
Office/Den Dimensions		Laundry/Util Dimensions	
Garage Capacity		Garage Type	
Dwelling 2 Year Built		Dwelling 2 Bedrooms	
Dwelling 2 Total Baths		Dwelling 2 Garage Stalls	
Dwelling 2 Garage SqFt		Dwllng 2 Walkout Bsmt Y/N	
Dwelling 2 # Fireplaces		Dwllng 2 Livable Total SF	
Dwelling 2 SqFt Source		Dwllng 2 Unfin Abv Grd SF	
Dwllng 2 Unfin Blw Grd SF		Dwelling 3 Year Built	
Dwelling 3 Bedrooms		Dwelling 3 Total Baths	
Dwelling 3 Garage Stalls		Dwelling 3 Garage SqFt	
Dwllng 3 Walkout Bsmt Y/N		Dwelling 3 # Fireplaces	
Dwllng 3 Livable Total SF		Dwelling 3 SqFt Source	
Dwllng 3 Unfin Abv Grd SF		Dwllng 3 Unfin Blw Grd SF	
Off Market Date		Update Date	7/16/2008
Status Date		HotSheet Date	11/15/2007
Price Date	11/15/2007	General Date	11/2/2007
Input Date		Associated Document Count	0
Listed in oth Classes Y/N	Yes	Other MLS Number	
Exchange For		Price/Sqft	
Price/Acre	9,375.00	Original Price	\$375,000

GENERAL

Days On Market 278 **Price/Acres #** \$9,375.00

FEATURES

DOM WATER Well	LAND USE Mountain Recreation	STREET DESC./ACCESS Dirt	TRANSMIT TO INTERNET Yes
DOM SEWER None-Sptc/Swr	PROPERTY TYPE Residential/Single	Easement	TERMS Cash
DISCLOSURES Covenants	DESCRIPTION Mountain	TOPOGRAPHY Sloped	Conventional
LOT SIZE/ACREAGE 21-50 Acres	UTILITIES Electric Near	DOCUMENTS ON FILE Plot Plan/Plat/Survey	AVAILABLE FOR AUCTION No
ZONING Ag Farm Tract		SHOWING INSTRUCTIONS Plat Available	VIEWS Mountains Borders Public Land

FINANCIAL

Special Assessment Y/N	No	Total Taxes \$	22.91
Tax Year	2006	Tax Schedule #	569313100043
EM Deposit \$	5% of sales price	EM Holder	HCT
Possession	at close	Title Company	HCT
Directions	hwy 160 West to CR 139 (Astraddle a Saddle) go south past haley to end then go left approx. 1 mile to gate.		

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Sold Price/Sqft	Concessions Y/N
Concessions	Buyer From

REMARKS

Huge views total privacy - Fur Trees -Good Well, great access close to town.

ADDITIONAL PICTURES

