

## ALL FIELDS CUSTOMIZABLE



<b>MLS #</b>	606249	<b>Sewer H/U Avail</b>	No
<b>Status</b>	Active	<b>Sewer/Septic In</b>	No
<b>Type</b>	Farm/Ranch	<b>Sewer Paid</b>	No
<b>Address</b>	1449 County Rd 551	<b>Water Tap Avail</b>	No
<b>Address 2</b>		<b>Water Tap Installed</b>	No
<b>City</b>	Pagosa Springs	<b>Water Tap Paid</b>	No
<b>State</b>	CO	<b>Water Rights</b>	No
<b>Zip</b>	81147	<b>Mineral Rights</b>	No
<b>Area</b>	PS10 (Pagosa South)	<b>Modular or Mobile Allowed</b>	Yes
<b>Class</b>	LAND	<b>Water Front</b>	Yes
<b>Asking Price</b>	\$1,500,000		
<b>Sale/Rent</b>	For Sale		

## GENERAL

<b>Board Name</b>	Pagosa Springs	<b>Old MLS Number</b>	
<b>Take Photo</b>	Complete	<b>Seller Licensed Y/N</b>	No
<b>Listing Agreement</b>	Exclusive Right to Sell	<b>Trans. Brkr Prcnt/\$</b>	4
<b>Buyer Agency Prcnt/\$</b>	4	<b>Variable Rate Y/N</b>	No
<b>Listing Date</b>	5/27/2008	<b>Expiration Date</b>	
<b>Limited Service Y/N</b>	No	<b>Entry Only Y/N</b>	No
<b>Agency Relationship</b>	Transaction Broker	<b>Zoning</b>	vacant land
<b>Map Horizontal</b>		<b>Map Vertical</b>	
<b>Elevation</b>		<b>Horse Setup</b>	
<b>Owner/Renters Name</b>	Heinrich	<b>REO/Lender Owned</b>	
<b>Subdv #</b>		<b>Subdv Name</b>	Z10-N/S-10 South
<b>County</b>	Archuleta	<b>Elem. School</b>	Pagosa Elementary
<b>Middle School</b>	Pagosa Middle	<b>High School</b>	Pagosa
<b>Fronts</b>		<b>Lot Dimension</b>	irregular
<b>Lot Dim. Source</b>	lynx map	<b>Apx.Total Acres</b>	204.00
<b>Apx. Irrig. Acres</b>	0.00	<b>Irrig. Dist</b>	TBD
<b># shares</b>	TBD	<b>Legal/Lot Block</b>	lengthy, call listing office
<b>PSAAR Legal</b>		<b>Press System Y/N</b>	
<b>Adjudicated Y/N</b>		<b>Water Supplier</b>	none
<b>Sewer Supplier or Septic</b>	none	<b>Gas Supplier</b>	propane
<b>Electric Supplier</b>	none	<b>Curbs/Gutters In/Paid Y/N</b>	
<b>Homeowners Assoc</b>	none	<b>HOA Dues</b>	none
<b>HOA Dues Frequency</b>	Not Applicable	<b>Listed in oth Classes Y/N</b>	Yes
<b>Other MLS Number</b>		<b>Total # Water Taps</b>	
<b>Total # Sewer Taps</b>		<b>Price/Sqft</b>	0.17
<b>Price/Acre</b>	7,352.94	<b>Exchange Y/N</b>	
<b>Exchange For</b>		<b>Sqft Source</b>	
<b>Off Market Date</b>		<b>Update Date</b>	5/29/2008
<b>Status Date</b>		<b>HotSheet Date</b>	5/29/2008
<b>Price Date</b>	5/29/2008	<b>Input Date</b>	
<b>General Date</b>	5/27/2008	<b>Associated Document Count</b>	0
<b>Original Price</b>	\$1,500,000	<b>Days On Market</b>	79
<b>Price/Acres #</b>	\$7,352.94		

## FEATURES

<b>LOT SIZE/ACREAGE</b>	<b>UTILITIES</b>	<b>FENCE</b>	<b>TRANSMIT TO INTERNET</b>
101+	Electric Near	Barbed Wire	Yes
<b>PROPERTY TYPE</b>	Phone on Property	Cross Fence	<b>TERMS</b>
Mountain	Propane	<b>DOCUMENTS ON FILE</b>	Cash
<b>PRESENT USE</b>	<b>STREET DESC./ACCESS</b>	Legal Description	Conventional
Horses	Gravel	<b>MISCELLANEOUS</b>	<b>AVAILABLE FOR AUCTION</b>
Recreation	<b>WATERFRONT</b>	Horses Allowed	No
<b>LOT DESCRIPTION</b>	River	<b>SHOWING INSTRUCTIONS</b>	<b>VEWS</b>
Wooded	Water Front	Call Listing Office	MOUNTAINS
Pasture		Call Listing Agent	VALLEY
			WATER/RIVER

## FINANCIAL

<b>Special Assessment Y/N</b>	No	<b>Directions</b>	22 miles south on County Rd 500, then left on Couty Rd 551. Approx 1.5 mi on the south side of 551.
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**FINANCIAL**

<b>Total Taxes \$</b>	8517.00	<b>Tax Year</b>	2007
<b>Tax Schedule #</b>	615713200015	<b>EM Deposit \$</b>	50,000.00
<b>EM Holder</b>	title co	<b>Possession</b>	upon recording
<b>Title Company</b>	Great Divide Title Co		

**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Sold Price/Sqft</b>	<b>Concessions</b>
<b>Down Payment Program Y/N</b>	<b>Down Payment Assist Prg</b>
<b>Program Amount \$</b>	<b>Additional Comments</b>
<b>Concessions Y/N</b>	<b>Buyer From</b>

**REMARKS**

Very hard to find but here it is! The Navajo River runs through this historic mountain property. Beautiful, private and peaceful with meadows along the river rising to tree covered mesas which offer great views. There are numerous building sites to choose from on both sides of the river. An old historic railroad trestle spans the river on this truly one of a kind property. Adjoins the Southern Ute Indian Tribe on the south side. This is an exceptional opportunity for anyone wishing to have river frontage.

**ADDITIONAL PICTURES**

