

MLS #: K113177A (SOLD) List Price: \$32,000

36462 E Harbour Rd Avondale, CO 81022



TOTAL ACRES: 39.993
ACREAGE RANGE: 31-46.99 Acres
ACREAGE SOURCE: Court House
POSSIBLE USE: Single Family, Farm
PRICE PER ACRE: \$800.14

SUB AREA: Avondale
AREA: Outlying
SCHOOL DISTRICT: 70
TAXES: 150
PRIOR TAX YEAR: 6

LEGAL DESCRIPTION: Lengthy - in Broker Office

PARCEL NUMBER: 2300000401

LOT: 0 BLOCK: 0 TRACT/FILING/UNIT: 0

PARCEL 2:
DEED PROVIDED: General

WATER RIGHTS: Yes

FRONTAGE: 789

IRREGULAR LOT SIZE: No

POA FEES:

PROPERTY DISCLOSURE AVAIL: Yes

DISCLOSURE: None

DOCUMENTS ON FILE: No Documents

VARIABLE COMMISSION: No

EARNEST MONEY REQUIRED: 1000

TERMS: Cash, Conventional, Owner Carry

TOPOGRAPHY/LOT DESCRIPTION: Flat, Open Horse Property

ACCESS: Unpaved, State/County Highway, County Road

WATER COMPANY: St. Charles

WATER: None

SEWER: None

ELECTRIC CO: Aquila

ELECTRIC: None

GAS COMPANY: Other

GAS: Propane

PUBLIC REMARKS: Open large 40AC parcel with mountain views to West and Southwest. St Charles Water runs down Harbour Road, no taps available at edge of property listing from St Charles. Wells can be drilled for household only use.

DESCRIPTION: Household wells

LOT FACES: north

LOT DIMENSIONS: 789X22

HOA DUES:

COMM P: 3

COMM P: 3

POSSESSION: Day of Close

EARNEST MONEY TO: Land Title

SHOWING INSTRUCTIONS: None

PROPS: Buyer Owns, Grasses

IRRIGATION: None

EXTRAS: None

CURBS/GUTTERS: No

CURBS & GUTTERS: No Curbs, No Gutters

STRUCTURES: No

MARQUEE: Yes

MINERAL RIGHTS: No

GRAZING RIGHTS: Yes

ZONING: A-1

LOT SQFT: 1742112

HOA EXCLUSION: None

PROPERTY DISC: Yes

DIRECTIONS: 36th Lane to Highway 50 to Harbour Rd - east on Harbour Road approx 1/2 mile on south side of road

MLS/AGENT ONLY REMARKS:

LIST DATE: 11/6/2007

ORIGINAL LIST PRICE: \$32,000

DAYS ON MARKET: 149

INTERNET: Yes

CONTRACT DATE:

PHOTO: Provided

LIMITED SERVICE: No

OFFICE NAME: 345 REALTY, INC (#:541)

PHONE: (719) 248-8585

FAX: (719) 213-2519

LIMITED SERVICE PROVIDES:

LISTING AGENT: ADDISON JOHNSTON (#:1276)

AGENT EMAIL: AJ345@COMCAST.NET

PHONE: (719) 248-8585

Information Herein Deemed Reliable but Not Guaranteed