

MLS #: S110272A (Active) List Price: \$25,500

37 N Industrial Court Pueblo West, CO 81007



**TOTAL ACRES:** 1.58  
**ACREAGE RANGE:** 1-2.99 Acres  
**ACREAGE SOURCE:** Court House  
**POSSIBLE USE:** Single Family  
**PRICE PER ACRE:** \$16,139.24

**SUB AREA:** Pueblo West N of Hwy  
**AREA:** Pueblo West  
**SCHOOL DISTRICT:** 70  
**TAXES:** 110.80  
**PRIOR TAX YEAR:** 6

**LEGAL DESCRIPTION:** LOT 15 BLK 4 TRACT 254 PUEBLO WEST

**PARCEL NUMBER:** 508011015

**LOT:** 15    **BLOCK:** 4    **TRACT/FILING/UNIT:** 254

**PARCEL #-2:**

**DEED PROVIDED:** General

**WATER RIGHTS:** No

**FRONTAGE:**

**IRREGULAR LOT SIZE:** Yes

**POA FEES:**

**PROPERTY DISCLOSURE AVAIL:** Yes

**DISCLOSURE:** None

**DOCUMENTS ON FILE:** No Documents

**VARIABLE COMMISSION:** No

**EARNEST MONEY REQUIRED:** 1000

**TERMS:** Cash, Conventional

**LOT FACES:** East

**LOT DIMENSIONS:**

**HOA DUES:**

**COMM BA %:** 3

**COMM TB %:** 3

**ZONING:** A-3

**LOT SQFT:** 68825

**HOA INCLUSIONS:** None

**PROVIDE PROPERTY DISC:** Yes

**POSSESSION:** Day of Close

**EARNEST MONEY TO:** Security

**SHOWING INSTRUCTIONS:** None

**TOPOGRAPHY/LOT DESCRIPTION:** Cul-de-Sac, Horse Property, View, Irregular

**ACCESS:** Unpaved, County Road

**WATER COMPANY:** P W Metro

**WATER:** Community System

**SEWER:** Septic

**ELECTRIC CO:** San Isabel

**ELECTRIC:**

**GAS COMPANY:**

**GAS:** Propane

**CROPS:** None

**IRRIGATION:** None

**EXTRAS:** None

**CURBS/GUTTERS:**

**CURBS & GUTTERS:** No Curbs, No Gutters

**STRUCTURES:**

**MARQUEE:**

**MINERAL RIGHTS:**

**GRAZING RIGHTS:**

**PUBLIC REMARKS:** Large Parcel within walking distance of Safeway. Near everything for convenience, such as shopping, ready access to roads, services and transportation. New Parkview medical clinic to be built within 1 mile at Purcell and Industrial. Will probably accommodate a walkout home.

**DIRECTIONS:**

**MLS/AGENT ONLY REMARKS:**

**LIST DATE:** 7/9/2007

**ORIGINAL LIST PRICE:** \$25,500

**DAYS ON MARKET:** 269

**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