

PRIME DEVELOPMENT LAND

38 Acres Zoned General Business/Residential



This 38 +/- acre parcel is positioned for development. The parcel is located off east Highway 50 near 6700 Road and is bordered by Highway 50 and Locust Road. The parcel is on the way to Black Canyon National Park, is near Johnson Elementary School, and has great views of the San Juan Mountains. Included is a 1-bedroom, 1-bath farm home that is currently rented. The property is zoned General Business and Residential in Montrose County. Potential for annexation into the City of Montrose.

\$1,900,000

MLS #	597376	Water Supplier	Tri-County
Address	TBD East Hwy. 50	Irrigation District	UVWUA
Taxes	\$515.72 (2007)	Irrigated Acreage	37 acres
Lot Size	38.27 approx. acres	Irrigation Water	37 shares
Zoning	Business/Residential	Septic	Yes
Survey	Yes	Electric Supplier	DMEA
		Gas Supplier	SourceGas

Directions Highway 50 east to before 6700 Rd. property on the north.
Or east on Locust Rd. to sign. Property on the south.

Information deemed reliable, but not guaranteed. All measurements are approximate.

OBERTO & CO.
REAL ESTATE



MLS

DON OBERTO, ABR, GRI, ePRO
Broker/Owner

2798 Woodgate Road, Suite A

Montrose, CO 81401

Office: 970-240-3700

Cell: 970-209-1732

Fax: 970-240-3602

E-Mail: doberto@montrose.net

www.donoberto.com

