

## 9+ Irrigated Acres in Coal Creek Area Vacant Land Zoned AG



Very nice irrigated 9+ acre parcel in the Coal Creek area.  
Build the home of your dreams and still have room for all those 4-H projects.  
Tri-County water tap included.

**\$210,000**

<b>MLS #</b>	607252	<b>Gas Supplier</b>	Propane
<b>Address</b>	11245 5850 Road	<b>Sewer/Septic</b>	Septic
<b>Taxes</b>	\$84.68 (2007)	<b>Electric Supplier</b>	DMEA
<b>Legal Description</b>	Lot 17, Pepper's Garden Subdivision	<b>Water Supplier</b>	Tri-County - domestic water installed
<b>Parcel Size</b>	9.6 acres (approx.)	<b>Irrigation District</b>	UVWUA
<b>Zoning</b>	AG	<b>Approx. Irrig. Acres</b>	9.6 acres (approx.)
<b>Survey</b>	Yes	<b>Irrigation Water</b>	Gated pipe
<b>Directions</b>	West on Spring Creek Boulevard to 5875 Road. North to 5850 Road. Property on west side of road.		

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](mailto:doberto@montrose.net)

[www.donoberto.com](http://www.donoberto.com)

