



**MLS#:** 462849      **St:** A      LND      **LP:** \$ 12,900  
[Road Y RD](#)      **County:** OTH  
 Walsenburg, CO      **Zip:** 81059  
**Area:** OTH      **BSA:**      **SubArea:** Walsenburg  
**Schedule#:** 9999      **Top:** 0      **Side:** 0  
**Legal Description:** Section 10 Township 29 Range 62 SW of SE  
**Zone:** AG      **Zone Entity:** NAV  
**Sch Dist:** Re-1-Huerfano      **Grade:**  
**Middle:**      **High:**

[Pictures](#)      [Tyrone map...](#)      [tyrone map...](#)

**Lot Information:**

**Acres:** 40.00    **Lot SqFt:** 1,742,400    **Lot Description:** 360-degree View    **Nearest Town:** Walsenburg    **Utilities at Property Line:** None  
**Available Sanitation:** Septic Required    **Available Water:** None Known    **Existing Water:** None    **Existing Well Permit:** N

**Property Description:**

**Street Description/Access:** County Road    **Dues Frequency:** Not Applicable    **Restrictions:** None

**Offers/Financials:**

**Terms Offered:** Cash, Owner Carry    **Possession Terms:** Negotiable/TBD    **Earnest Money:** \$ 1,000    **Earnest Holder:** Title Company  
**Assumable Loan:** N    **Equity:** \$ 12,900    **Tax:** \$ 4    **Tax Year:** 2007    **Sale Conditions:** Repo (Not HUD or VA) (O)

**Exclusions:**

**Extras:**

**Property Description Remarks:**

This property is in the sage and pinon covered foothills just east of Interstate 25 between Walsenburg and Trinidad, CO. Near the original Santa Fe Trail with plenty of Eastern Colorado wildlife!

**FloorBook Remarks:**

**Property Desc Supplemental Remarks**

**Directions/Cross Streets:**

Hwy 350 from Trinidad to Tyrone. Left on County Road 64.0 for 3.5 mi, Right on #93.9 1 mi. Across Apishapa River 4.8 mi to #93.9 left and then immediate right on lightly travelled ranch road by 2 mobiles. 11.3 miles from Tyrone to property.

<b>Office ID#:</b> 00001110	Midland Junction Realty Corp.	(719)687-9215	<b>Fax:</b> (719)687-9317
<b>Salesman ID#:</b> 012608	Edward A. Beaumont, Jr.	(719)687-9215	<b>Add'l Ph:</b> (719)332-7421
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<b>Salesman Fax:</b>	(719)687-9317	<b>Co-List Fax:</b>	
<b>Co-List ID#:</b>			<b>Add'l Ph:</b>
<b>TB:</b> %,5 <b>BA:</b> %,5 <b>TA:</b> ERS <b>SL:</b> FS <b>Var:</b> N			<b>Range:</b> <b>Elect Ad:</b> A
<b>Appt Cont:</b> Ed Beaumont 719-687-9215	<b>Incentives:</b>		

**Show/Agent Remarks:**

**Sold Information:**

<b>Sold Broker:</b>		<b>Fax:</b>
<b>Sold Salesman:</b>		<b>Add'l Ph:</b>
<b>Sold Price:</b> \$	<b>Sold Date :</b>	<b>Sold Terms:</b>
<b>Orig LP:</b> \$ 12,900	<b>Off Mkt Date:</b>	<b>Contingent Date:</b>
		<b>DOM:</b> 11 <b>CDOM:</b> 11

**Sold Concessions:**

**Quality of Below Grade Interior Finish:**

**Sold Remarks:**

**Personal Property Included:**

**MLS#:** 462849

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