

**CLIENT HANDOUT**



MLS # **584327**  
 Class **LAND**  
 Type **Residential**  
 Price **\$159,000**  
 Asking Price **\$159,000**  
 Sold Price  
 Board Name **Pagosa Springs**  
 Address **328 Buck Drive**  
 City **Pagosa springs**  
 Status **Active**  
 Sewer H/U Avail **No**  
 Sewer/Septic In **No**  
 Sewer Paid **No**  
 Water Tap Avail **Yes**  
 Water Tap Installed **No**  
 Water Tap Paid **Yes**  
 Water Rights **No**



Prepared Courtesy of: **Roger Horton**  
**Fairfield Pagosa Realty**

**General Info**

Subdv #		Legal/Lot Block	<b>Loma Linda</b>	Possession	<b>upon recording</b>
Subdv Name	<b>Loma Linda 4 - 08</b>		<b>Unit 4; Lot</b>	Title Company	<b>Great Divide Title Co</b>
	<b>Cnty Code 00304</b>		<b>180; 17-34</b>		
County	<b>Archuleta</b>		<b>-1W</b>		
Elem. School	<b>Pagosa Elementary</b>	Press System Y/N			
Middle School	<b>Pagosa Middle</b>	Adjudicated Y/N			
High School	<b>Pagosa</b>	Water Supplier	<b>PAWS</b>		
Fronts		Sewer Supplier or Septic	<b>septic</b>		
Lot Dimension	<b>3.43</b>	Gas Supplier	<b>Propane</b>		
Lot Dim. Source	<b>county</b>	Electric Supplier	<b>LPEA</b>		
Apx. Total Acres	<b>3.43</b>	Curbs/Gutters In/Paid Y/N			
Apx. Irrig. Acres	<b>0.00</b>	Homeowners Assoc	<b>yes</b>		
Irrig. Dist	<b>none</b>	HOA Dues	<b>77.00</b>		
Int4_2		HOA Dues Frequency	<b>Yearly</b>		

**Financial**

Special Assessment Y/N **No**  
 Old Taxes  
 Tax Year **2006**

**Features**

LOT SIZE	<b>1-5 Acres</b>	LOT DESCRIPTION	<b>Wooded, Pasture</b>
/ACREAGE		UTILITIES	<b>Electric on Property, Underground Phone, Propane</b>
ZONING	<b>Residential Single Family</b>	DOM WATER	<b>Domestic Water Available, Domestic Water Tap Paid</b>
LAND USE	<b>Grazing (no irrig)</b>	DOM SEWER	<b>Septic Required</b>
PROPERTY TYPE	<b>Residential/Single, Agriculture/Livestock</b>	STREET DESC. /ACCESS	<b>Gravel</b>
		TOPOGRAPHY	<b>Mountain Land</b>

**Remarks**

**Great lot for a walkout with a nice slope. Mature pine trees, mountain views and a small pond. Good grass in the lower portion. The drive is established with lots of base rock and a culvert. Some excavation for the build site has been done.**

This information is deemed reliable, but not guaranteed.