

Property Fact Sheet

07/25/2009 03:26 PM



Address: **750 USFS Road 668**
Pagosa Springs, CO 81147
 Address 2: **AKA Thunderbird Lodge**
 Price: **\$2,900,000**
 MLS #: **[627479](#)**
 Status: **Active**
 Area: **PS08 (Upper 84)**
 Bdrms: **10**
 Baths: **10.00**

Rare opportunity to own a property like this one. Approx. 60 deeded acres surrounded by National Forest. Approx. 7,000 sq ft, 10 bed room, 10 bath lodge sitting on the edge of your private 6 ac Crescent Lake. Big views of Square Top Mt, a beautiful high mt meadow. Property has creek, lake, spring, caretaker cabin & lodge, wildlife covers this property daily, once in a lifetime opportunity. Appointment only, call Roger at 970-946-3980

Directions: Hwy 84 south to Upper Blanco Rd. go 9.7 miles to Blanco Bridge turn right go 3/10 mile turn right follow 8/10 mile to Thunderbird gate. (Stay left) (Right is to Fogelbergs)

Residence Information

Type	Stick Built	Master Bedroom Dimensions
Year Built	1970	Living Room Dimensions
Dining Room	No	Bedroom #2 Dimensions
Family Room	Yes	Dining Room Dimensions
Horse Setup	Yes	Bedroom #3 Dimensions
Irrigation Water	Yes	Family Room Dimensions
Water Front	Yes	Bedroom #4 Dimensions
Real Estate Included	Yes	Kitchen Dimensions
Garage Type	Detached Garage	Office/Den Dimensions
Garage Capacity	3	Laundry/Util Dimensions

INTERIOR INCL	Window Coverings, Cathedral Ceiling, W/D Hookup, Guest Quarters, T&G Ceilings
EXTERIOR INCL	Workshop, Shed/Storage, Landscaped, Horses Allowed, Irrigation Water, Fence, Patio, Deck, Storm Windows/Doors, Lawn Sprinklers, Corral, Pond, Creek, Arena, Garage Door Opener, Springs

Square Footage Info

Main SF	
Upper SF	
Lower SF	
Bsmt SF	
Finished Bsmt SF	
Apx. Total SF	7000

Amenities

TYPE/STYLE	Raised Ranch
STORIES	Two Story
CONSTRUCTION/SIDING	Wood Frame, Log, Pre-HUD (1976 & Older)
FOUNDATION	Crawl Space
ROOF	Metal
FLOORING	Partial Carpet, Tile, Wood
HEATING SOURCE	Propane
HEATING SYS	Forced Air
APPLIANCES INCLUDED	Range/Oven, Refrigerator, Dishwasher, Washer, Dryer, Disposal, Microwave, Water Purifier
DINING FIREPLACES	Country Kitchen Den/Family Room

Property Information

Apx. Total Acres	60.00	Total Taxes \$	1800
Apx. Irrig. Acres	20.00	Tax Year	08
LOT SZ/ACRE	20+	Tax Parcel #	588512400005
Lot Dimension	60 acres	Water Supplier	well
Lot Dim. Source		Sewer Supplier	septic
Elem. School	Pagosa Elementary	RV Parking	Yes
Middle School	Pagosa Middle	Price/SqFt	414.29
High School	Pagosa	Map Horizontal	
Subdv Name	None	Map Vertical	
Subdv #		Irrigation District	tbd
ZONING	Ag Farm Tract	Irrigation Description	1 cfs
Zoning	AG	Add Living Quarters	Yes
Possession	Close & record		
TERMS	Cash		

Legal/Lot Block: **T34.R1E, Sec 12 (S2 SE4 NE4 NE4 SE4**

Property Features

DOM WATER	Well, Spring
DOM SEWER	Septic
DISCLOSURE	Mineral Rights, Ditch Easements, Water Rights
FENCE	Barbed Wire, Cross Fence
ST DESC./ACCESS	Gravel, Easement
VIEWES	Mountains, Water/River, Borders Public Land
SHOWING INSTRUCTIONS	By Appointment, Notice Required, Call Listing Office, No Sign
WATERFRONT	Lake
ADA COMPLIANT	No
LOT DESCRIPTION	Borders Public Land, Pasture, Adj to Greenbelt /Open Lnd, Wooded Lot

Listing Office: [Dutton Creek Realty](#)

List Agent: [Roger Horton](#)

This information is deemed reliable, but not guaranteed.

Pictures



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