

**Customer Full Report**

LAND



**MLS#:** 737365      **St:** ACT  
0 EVANS RD, Elbert, CO  
**Area:** BLA - Black Forest  
**Schedule #:** 410000365  
**BSA:**  
**Top:** 4999  
**Legal Description:** E2 SEC 17-11-64

**LP:** \$250,000  
**Zip:** 80106  
**County:** El Paso  
**SubArea:** Falcon  
**Side:** 2111

**Zone:** A-35  
**Sch Dist:** 49-Falcon  
**Middle:**

**Zone Entity:** ELP  
**Grade:**  
**High:**

**Acres:** 40.00      **Lot SqFt:**  
**Square Foot Source:**  
**Lot Description:** Rural, Mountain View

**Lot Information**

**Sub Price:**  
**Landscaped:**

**Sub Price Per Acre:**

**Lot Location:**  
**Nearest Town:**  
**Utilities at Property Line:** Electricity, Telephone  
**Available Sanitation:** Septic Required  
**Existing Water:** None  
**Available Water:**  
**Well Type:**  
**Existing Well Permit:** N      **Well Permit #:**

**Property Description**

**Wells Total:**

**Adjacent Parcel for Sale:** N

**Street Desc/Access:**

**Association Dues:** \$0  
**Restrictions:** None

**Dues Frequency:** Not Applicable

**Covenants:**

**Topography:**

**Vegetation:**

**Complex Name:**  
**HOA Name:**  
**Seller Name:**  
**Extra Features:**

**HOA Phone:**

**Offers/Financials**

**Terms Offered:** Cash, Conventional, Other

**Possession Terms:** DOD

**Possession Date:**

**Title Evidence:** Title Insurance      **Earnest Money:** \$2,000

**Earnest Money Promissory Note Acceptable:** N      **Assumable Loan:** N      **Assumption Information:**

**Current Appraisal:**

**Existing Loan:**

**Loan Balance:**

**Payment:**

**Payment Includes:**

**Interest:**

**2nd Mortgage:**

**Equity:** \$250,000

**Tax:** \$2,360

**Tax Year:** 2011

**Optional Notices:**

**PPMLS Required Notices:** Not Applicable

**Exclusions:**

**Extras:**

**Property Description Remarks:**

BEAUTIFUL 40 ACRE PARCEL \* UNDEVELOPED \* HOMES ON BOTH SIDES OF PROPERTY \* FENCED ON 3 SIDES \* SOME TREES \* POWER AND TELEPHONE CLOSE

**Property Desc Supplemental Remarks:**

**Directions/Cross Street:**

MERIDIAN RD N TO EVANS \* RIGHT ON EVANS TO PROPERTY ON S. SIDE OF ROAD

**Sold Information:**

**Sold Price:**

**Sold Date:**

**CDOM: 1**

**Told Terms:**