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MLS#: 710965 St: ACT 1st Rgt: RES-Single Family LP: \$135,000
9780 Hahn RD LP/SqFt: \$75
 Calhan, CO 80808-9247 **County: El Paso**
Area: C/R Subarea: Calhan
Schedule#: 2200000389 Top: 5454 Side: 2344
Zone: A-35 Zone Entity: ELP
SD: Rj1-Calhan Grd: Calhan
Mid: Calhan Hi: Calhan
Directions/Cross Streets: Acres: 35.0 Lot SqFt: 1,524,600
 HWY 24 TO CALHAN * S ON HAHN RD APPROX. 4 1/2 MILES TO PROPERTY *
 PROPERTY LOCATED ON W SIDE.

YB: 1997 Tax/Yr:\$715/2010 SqFt Src: Assessor Records

HOA: \$0(Not Applicable) Covenants: N

Earnest:\$1,500 Title Evid: Title Insurance

Liv: 14 X 16 M	Beds: 3	Tot SqFt: 1,792	Baths: 2	Rgh In:
Din: 10 X 14 M	Main Lvl Bed: Y	Fin SqFt: 1,792	U 5pc: 0	L 5pc: 0
Kit: 12 X 16 M	MBR: 14 X 14 M	Above Grd:	U Full: 0	L Full: 0
Fam: 0 X 0	2BR: 10 X 12 M	Upper: 0	U 3/4: 0	L 3/4: 0
Oth1:	3BR: 10 X 11 M	Main: 1,792	U 1/2: 0	L 1/2: 0
Oth2:	4BR: 0 X 0	Lower: 0	M 5pc: 0	B 5pc: 0
Oth3:	5BR: 0 X 0	% Lwr Fin: 0%	M Full: 2	B Full: 0
Pat:	Office:	Basement: 0	M 3/4: 0	B 3/4: 0
Garage #: 0		% Bas Fin: 0%	M 1/2: 0	B 1/2: 0
Gar Typ: None				

Legal:Tr In S2 Sec 27-12-62 Des As Fols: Com At Ne Cor Of Sd Sec, Th S 00<22'45" W 2848.45 Ft For Pob, Th S 88<57'54" W 1079.09 Ft, S 00<15'10" W 1415.26 Ft, N 88<57'54" E 1075.97 Ft, Th S 00<22'45" E 1415.33 Ft To Pob Aka Tract 25 Bronco

Baths Totals:
 5pc:0 Full:2
 3/4:0 Half:0

Exterior Amenities:

~CONSTRUCTION: Existing Home ~AJD PARCEL FOR SALE: N ~FLOOR PLAN: Ranch ~BSMT/FND: Full Basement ~STRUCTURE: HUD Standard Manufactured

Interior Amenities:

~FIREPLACE: Main, One, Wood ~HEAT/AIR: Forced Air, Propane ~MASTER BED AMENITIES: Carpet, Bath Adjoins, Walk-in Closet
 ~LIVING DESC: Carpet, Fireplace, Great Room ~KITCHEN DESC: Counter Bar ~LAUNDRY: Main ~RENTED EQUIP: Propane Tank

Lot Information:

~LOT DESC: Mountain View, Rural, Meadow ~UTILITY: Electricity, Propane, Telephone ~WATER: Well ~SANITATION: Septic ~WELL TYPE: Domestic ~WELL PERMIT: Y ~PERMIT #: 203224 ~WELLS: 1

Property Description:**Offers/Financials:**

~TERMS OFFERED: Cash, Conventional, VA, FHA ~POSS TERMS: DOD ~EM PROM NOTE ACPT: N ~ASSUMABLE LOAN: N
~EQUITY:\$135,000 ~OPT NOTICES: Not Applicable ~REQ NOTICES: Not Applicable ~EXCLUSIONS: CLOTHES WASHER AND DRYER;
DOG KENNEL AND WOOD ~EXTRAS: REFRIGERATOR, DISHWASHER, GAS RANGE OVEN, VENT HOOD, 1 CEILING FAN,
WINDOW COVERINGS

Property Remarks:

Large Hud Manufactured home on a full foundation with a dirt floor, lots of room to expand. Located at the end of a private road for all the privacy you need. Mountain views and plenty of room for horses on this 35 acres of heaven.

CDOM:2



