



**MLS#:** 577704

**St:** ACT

**LP:** \$69,900

0 Ridge RD, Kiowa, CO

**Area:** ELB - Elbert

**Schedule #:** 8127100071

**BSA:**

**Top:** 0

**Legal Description:** lenthly, title will provide 60.775 acres in Section 27 township 8, Range 61 Elbert County

**County:** Elbert

**Zip:** 80117

**SubArea:** Simla

**Side:** 0

**Zone Entity:**

**Zone:** A

**Sch Dist:** 100J-Big Sandy

**Middle:** Simla

ELB

**Grade:** Simla

**High:** Simla

**Acres:** 60.78      **Lot SqFt:** 2,647,359  
**Square Foot Source:** Assessor Records  
**Lot Description:** Mountain View, Rural

**Lot Information**

**Sub Price:**  
**Landscaped:** None

**Sub Price Per Acre:**

**Lot Location:**

**Nearest Town:** Kiowa  
**Utilities at Property Line:** Electricity, Telephone  
**Available Sanitation:** Septic Required  
**Existing Water:** Well-active  
**Available Water:** Well  
**Well Type:** Livestock  
**Existing Well Permit:** N    **Well Permit #:**

**Wells Total:** 1

**Adjacent Parcel for Sale:**

**Property Description**

**Street Desc/Access:** County Road

**Association Dues:** \$0      **Dues Frequency:** Not Applicable      **Covenants:**  
**Restrictions:** None

**Topography:** Meadow, Rolling, Sloping

**Vegetation:** Grass

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

**HOA Phone:**

**Offers/Financials**

**Terms Offered:** Cash, Conventional

**Possession Terms:** DOD

**Possession Date:**

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

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

**Current Appraisal:**

**Existing Loan:**      **Loan Balance:**      **Payment:**      **Payment Includes:**

**Interest:**      **2nd Mortgage:**      **Equity:** \$69,900      **Tax:** \$24      **Tax Year:** 2011

**Optional Notices:** Bank-Owned

**PPMLS Required Notices:** Not Applicable

**SSAddendum Signed by Seller:** N

**Exclusions:**  
none

**Extras:**  
Windmill

**Property Description Remarks:**

APPROX. 60 ACRE MEADOW LOT \* power and telephone close \* located N. of Hwy. 86.

**Property Desc Supplemental Remarks:**

**Directions/Cross Street:**

Hwy 86 to CR 93 North, east on CR 122, North on Cr 99/Ridge Rd. Parcel on East side.

**Sold Information:**

**Sold Price:**

**Sold Date:**

**CDOM: 260**

**Told Terms:**