

Rare Mountain River View lot with amazing views and irrigation!
TBD Tumbleweed Road
Montrose, CO 81403

\$299,000
1.020± Acres
Montrose County



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Montrose, CO / Montrose County

SUMMARY

Address

TBD Tumbleweed Road

City, State Zip

Montrose, CO 81403

County

Montrose County

Type

Lot

Latitude / Longitude

38.380183 / -107.814794

Taxes (Annually)

4131

HOA (Annually)

275

Acreage

1.020

Price

\$299,000

Property Website

<https://greatplainslandcompany.com/detail/rare-mountain-river-view-lot-with-amazing-views-and-irrigation-montrose-colorado/75629/>



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PROPERTY DESCRIPTION

Rare, premium, irrigated lot in the River's Edge at Southmont Subdivision that backs up to the Uncompahgre River and almost 6 acres of subdivision common area! The common area offers exclusive fishing, recreational, and picnic access on the river for all subdivision homeowners and is a buffer so that nobody will ever block your views to the east! Lot 22 is one of two remaining lots that haven't been built on yet. UVWUA irrigation water provided through the HOA. This large, level lot is elevated above any flood plain, has a paid-for water tap, electricity at the paved road, views of Stormking Mountain, the Uncompahgre River, the San Juans, is only 10 minutes from Montrose, and is ready for you to build your dream home!

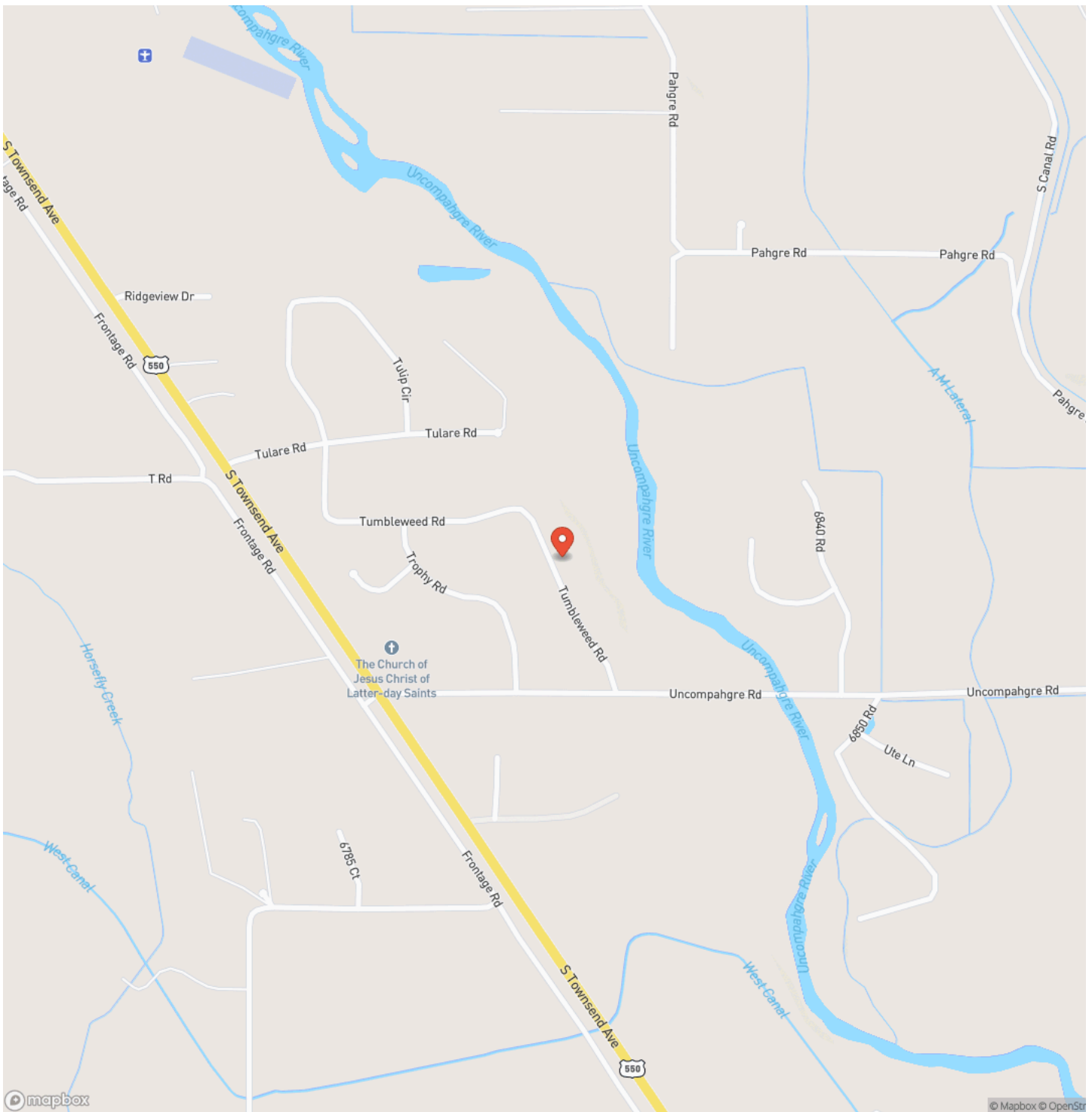


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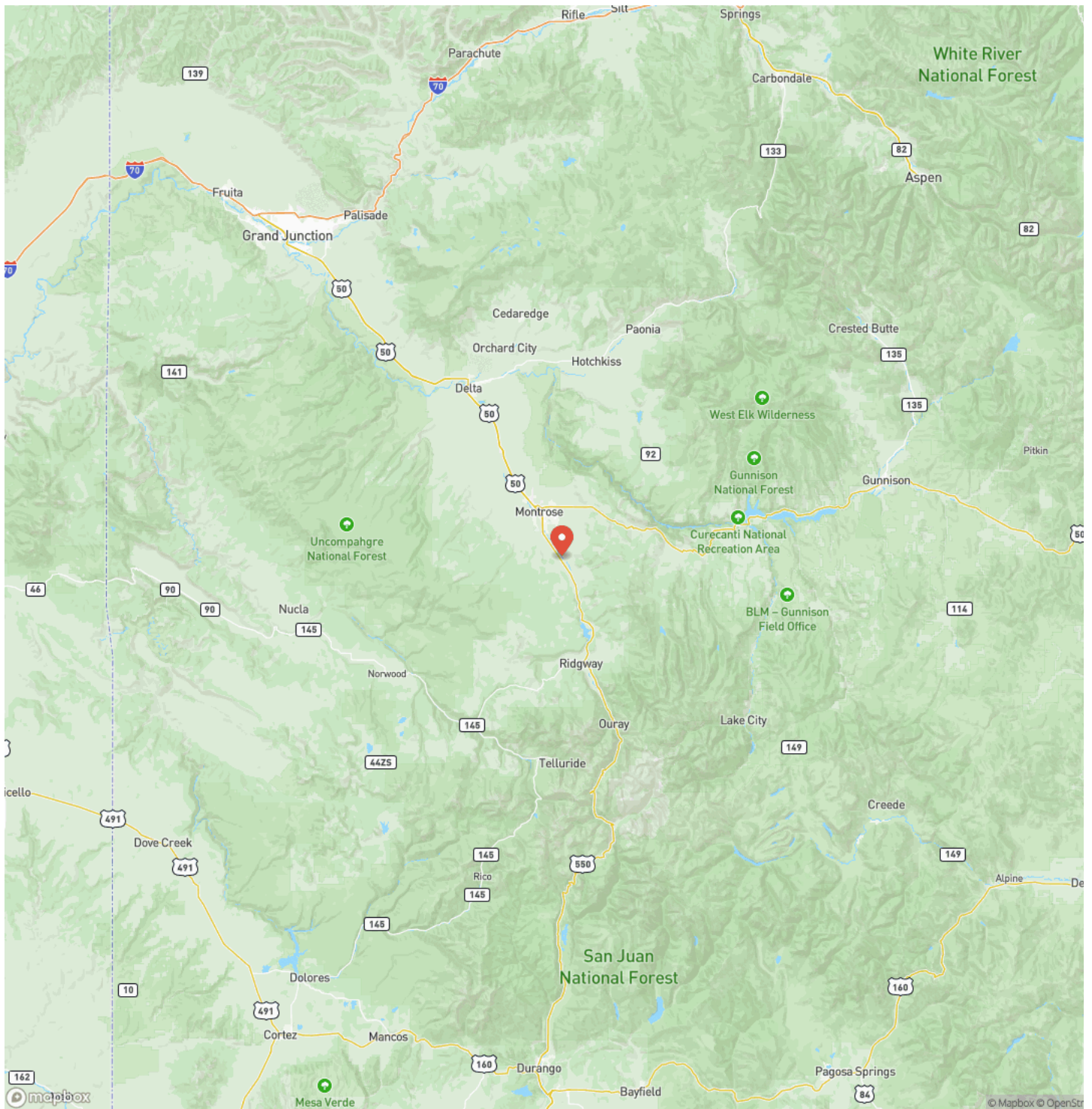
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Locator Map



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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Robby Richardson

Mobile

(719) 649-3378

Email

robby@greatplains.land

Address

56 Iris Road

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



MORE INFO ONLINE:
greatplainslandcompany.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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