

**PROPERTY ESSENTIALS**

<b>MLS #</b>	801284	<b>Class</b>	LAND
<b>Status</b>	Active	<b>Type</b>	Residential
<b>Asking Price</b>	\$219,000	<b>Apx.Total Acres</b>	0.920
<b>Address</b>	950 Marmot Drive	<b>Price/Acre</b>	\$238,043.48
<b>City</b>	Ridgway		
<b>County</b>	Ouray		
<b>State</b>	CO		
<b>Zip</b>	81432		
<b>Area</b>	Log Hill		

**LISTING DETAILS**

<b>Listing Agent 1</b>	Anthony Litschewski - C: 970-708-8035	<b>Original Price</b>	\$249,000
<b>Listing Office 1</b>	Dallas Divide Realty LLC - O: 970-708-8035	<b>REO/Lender Owned</b>	No
<b>Board Name</b>	MONTROSE ASSOCIATION OF REALTORS	<b>Possible Short Sale</b>	No
<b>Seller Licensed Y/N</b>	No	<b>EM Deposit \$</b>	5000.00
<b>Listing Agreement</b>	Exclusive Right to Sell	<b>EM Holder</b>	Land Title Guarantee
<b>Agency Relationship</b>	Seller's Agent	<b>Preferred Title Comp.</b>	Land Title Guarantee Company
<b>Owner Name</b>	THE HAYDEN AND KATHRYN A. SHAM	<b>Possession</b>	DOD and Funding
<b>Buyer Agency Prcnt/\$</b>	3.0	<b>Exchange/Trade Y/N</b>	No
<b>Variable Rate Y/N</b>	Yes	<b>Listed in other Class Y/N</b>	No
<b>Limited Service Y/N</b>	No	<b>Sale/Rent</b>	For Sale
<b>Listing Date</b>	3/1/2023	<b>Assoc. Doc. Count</b>	1
<b>Expiration Date</b>	12/31/2023	<b>Picture Count</b>	18
<b>Input Date</b>	3/1/2023 9:32 AM	<b>Days On Market</b>	147
<b>Update Date</b>	7/23/2023	<b>Cumulative DOM</b>	147
<b>Status Date</b>	3/4/2023	<b>Listing Visibility Type</b>	MLS Listing
<b>HotSheet Date</b>	7/23/2023	<b>Input Date</b>	3/1/2023 9:32 AM
<b>Price Date</b>	7/23/2023		
<b>Update Date</b>	7/23/2023 7:37 PM		

**PROPERTY DETAILS**

<b>Subdv Name</b>	Fairway Pines/Divide Ranch	<b>Water Front</b>	No
<b>Legal/Lot Block</b>	Subd: FAIRWAY PINES ESTATES FILING NO. 2 Lot: 257	<b>Modular/Mobile Allow</b>	Modular Only
	S: 31 T: 46 R: 8	<b>Income Producing</b>	No
<b>Price/Sqft</b>	\$5.46	<b>Elevation</b>	7910
		<b>Horse Setup</b>	No
		<b>Elem. School</b>	Ridgway K-5
		<b>Middle School</b>	Ridgway 6-8
		<b>High School</b>	Ridgway 9-12

**UTILITIES/RIGHTS**

<b>Water Supplier</b>	Dallas Creek Water Company	<b>Sewer Tap Avail</b>	No
<b>Water Tap Avail</b>	Yes	<b>Sewer/Septic In</b>	No
<b>Water Tap Installed</b>	No	<b>Sewer Paid</b>	No
<b>Water Tap Paid</b>	Yes	<b>Sewer Supplier</b>	Septic
<b>Water Well</b>	No	<b>Gas Supplier</b>	Black Hills Energy
<b>Mineral Rights</b>	Unknown	<b>Electric Supplier</b>	San Miguel Power Association
<b>Water Rights/Irrig.</b>	No		

**PARCEL/TAX/HOA**

<b>Parcel ID #</b>	425531408257	<b>HOA Y/N</b>	Yes
<b>Realist ID</b>	4255-314-08-257	<b>HOA Name</b>	Divide Ranch HOA
<b>Tax Year</b>	2022	<b>HOA Dues Y/N</b>	Yes
<b>Total Taxes \$</b>	477.04	<b>HOA/Metro Fees</b>	425.00
<b>Special Assemnt Y/N</b>	No	<b>HOA/Metro Fees Frequency</b>	Annually
<b>Other Transfer Fees Y/N</b>	Yes	<b>HOA Transfer Fees Y/N</b>	No
		<b>Covenants Y/N</b>	YES
		<b>FIPS Code</b>	08091

**MARKETING INFO**

<b>IDX Include</b>	Y	<b>Client Hit Count</b>	52
<b>TRANSMIT TO REALTOR.COM</b>	Yes	<b>Agent Hit Count</b>	68
<b>Public MLS Sites Y/N</b>	Yes	<b>VOW Include</b>	Yes
		<b>VOW Address</b>	Yes
		<b>VOW Comment</b>	Yes
		<b>VOW AVM</b>	Yes

Sign on Property Y/N No  
Geocode Quality Exact Match

## FEATURES

<b>CURRENT PROPERTY USE</b> Residential Single family	<b>PROPERTY DESCRIPTION</b> Wooded Lot Golf Course Near Corners Marked	<b>DOMESTIC SEWER</b> Septic	<b>DOCUMENTS ON FILE</b> Site Plan/ILC
<b>POSSIBLE PROPERTY USE</b> Residential Single Family	<b>UTILITIES</b> Electricity Phone Natural Gas Internet Phone - Landline Phone - Cell Reception	<b>STREET DESCRIPTION/ACCESS</b> Paved Public Winter Maintenance	<b>DISCLOSURES</b> Covenants Pets Allowed Pets-Restricted Property Disclosure
<b>ZONING</b> Residential Single Family	<b>DOMESTIC WATER</b> Tap Paid Public Tap Available	<b>TOPOGRAPHY</b> Level Sloped	<b>SHOWING INSTRUCTIONS</b> Call Listing Agent No Sign
<b>LOT SIZE/ACREAGE</b> .5-.99 Acres		<b>HOA INCLUSIONS</b> Road Maintenance Snow Removal	<b>TERMS</b> Cash Conventional

## DIRECTIONS

**Directions** County Road 1 to Ponderosa (south entrance). Go about 1 block East to Marmot. Take Marmot Drive to property on the East side of the road. HOA doesn't allow signs or flyer boxes so look at HOA website for map of development.

## PROPERTY DESCRIPTION/REMARKS

**Prop. Description/Remarks** VIEWS! VIEWS! VIEWS! It's rare to have the opportunity to purchase a lot in the Divide Ranch and Club golf course where you can have incredible views of a majority of the San Juans AND the popular peaks of the Cimarrons from GROUND LEVEL! There's a great level building site on the property where you could easily take advantage of all these views. All photos were taken from ground level with no deceptive drone views. Don't hesitate as lots like this don't stay on the market very long. The Divide Ranch and Club golf course on Log Hill Mesa is one of the best kept secrets in Colorado. If you enjoy golf, beautiful scenery, outdoor activities, and friendly people, your search is over. Recreational activities abound in the area. Ridgway State Park which has great boating, fishing, and camping is located about 15 minutes away. Telluride and its exceptional skiing is a short 45 minute drive. The mountains are well known for their stunning vistas which can be reached by 4WD or hiking for the more adventurous. There is also biking, rafting, camping, fishing, hunting, and a host of other activities. Ridgway is still a small town with some of the friendliest people you will ever meet. There are plenty of great eating establishments, art galleries, and cultural activities to keep everyone entertained. Montrose is located only 30 minutes north which offers about anything you will ever need. They have one of the top rated regional hospitals in the country, regional airport, Home Depot, large grocery stores, Walmart, and numerous other national and local businesses. Founders level golf membership automatically transfers with the sale of the lot.

## ADDENDUM

**Addendum** Golf club dues for Founders level membership at the Divide Ranch and Club for 2023 are \$1772.82. HOA info can be found at <https://www.divideranchhoa.com>. Golf club info can be found at <https://www.divideranchandclub.com>. \$3000 developer transfer fee to be paid by buyer. Contact listing broker for additional info on the golf club. Improvement Location Certificate available in MLS docs.

## AGENT CONFIDENTIAL REMARKS

**Agent Confidential Remark** Transfer is by Special Warranty Deed. Name of seller for contract is "THE HAYDEN AND KATHRYN A. SHAMBURGER LIVING TRUST". Please provide showing feedback.

## CONFIRMED SHOW INSTRUCTIONS

**Confirmed Show Instructions** Please let listing broker know when showing the property. Any date/time is fine.

## ADDITIONAL PICTURES





**DISCLAIMER**

This information is deemed reliable, but not guaranteed.