

PROPERTY ESSENTIALS



MLS # 812473
Status NEW
Asking Price \$249,000
Address 225 Oak Road
City Ridgway
County Ouray
State CO
Zip 81432
Area Log Hill
Class LAND
Type Residential
Apx.Total Acres 5.161
Price/Acre \$48,246.46



LISTING DETAILS

Listing Agent 1 Anthony Litschewski - C: 970-708-8035
Listing Office 1 Dallas Divide Realty LLC - O: 970-708-8035
Board Name MONTROSE ASSOCIATION OF REALTORS
Seller Licensed Y/N No
Listing Agreement Exclusive Right to Sell
Agency Relationship Seller's Agent
Owner Name Mark D and Bonnie J Hilliard
Buyer Agency Prcnt/\$ 3.0
Variable Rate Y/N Yes
Limited Service Y/N No
Listing Date 4/12/2024
Expiration Date 12/31/2024
Input Date 4/12/2024 9:53 AM
Update Date 4/12/2024
Status Date 4/12/2024
HotSheet Date 4/12/2024
Price Date 4/12/2024
Update Date 4/12/2024 9:53 AM
Original Price \$249,000
REO/Lender Owned No
Possible Short Sale No
EM Deposit \$ 5000
EM Holder Land Title Guarantee Co
Preferred Title Comp. Land Title Guarantee Company
Possession DOD and funding
Exchange/Trade Y/N No
Listed in other Class Y/N No
Sale/Rent For Sale
Assoc. Doc. Count 1
Picture Count 17
Cumulative DOM 0
Listing Visibility Type MLS Listing
Input Date 4/12/2024 9:53 AM

PROPERTY DETAILS

Subdv Name Log Hill
Legal/Lot Block Subd: LOGHILL VILLAGE UNIT 1 Lot: 19 Block: J S: 32 T: 46 R: 8
Price/Sqft \$1.11
Water Front No
Modular/Mobile Allow Modular Only
Income Producing No
Elevation 7825
Horse Setup No
Elem. School Ridgway K-5
Middle School Ridgway 6-8
High School Ridgway 9-12

UTILITIES/RIGHTS

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

PARCEL/TAX/HOA

Parcel ID # 425532404015
Realist ID 4255-324-04-015
Tax Year 2023
Total Taxes \$ 535.10
Special Assemnt Y/N Yes
HOA Y/N Yes
HOA Name Log Hill Village
HOA Dues Y/N Yes
HOA/Metro Fees 50 volun.
HOA/Metro Fees Frequency Annually
HOA Transfer Fees Y/N No
Covenants Y/N YES
FIPS Code 08091

MARKETING INFO

IDX Include Y
TRANSMIT TO REALTOR.COM Yes
Public MLS Sites Y/N Yes
Client Hit Count 0
Agent Hit Count 0
VOW Include Yes
VOW Address Yes
VOW Comment Yes
VOW AVM Yes

Sign on Property Y/N Yes
Geocode Quality Exact Match

FEATURES

CURRENT PROPERTY USE	UTILITIES	STREET DESCRIPTION/ACCESS	DISCLOSURES
Residential Single family	Electricity	County	Covenants
POSSIBLE PROPERTY USE	Phone	Paved	Pets Allowed
Residential Single Family	Natural Gas	Public Winter Maintenance	SHOWING INSTRUCTIONS
ZONING	Internet	TOPOGRAPHY	By Appointment
Residential Single Family	Phone - Landline	Level	Use ShowingTime
LOT SIZE/ACREAGE	Phone - Cell Reception	VEWS	TERMS
5-10 Acres	DOMESTIC WATER	Sloped	Cash
PROPERTY DESCRIPTION	Tap Paid	DOCUMENTS ON FILE	Conventional
Wooded Lot	Public	Site Plan/ILC	AVAILABLE FOR AUCTION
Golf Course Near	Tap Available		No
Corners Marked	DOMESTIC SEWER		
	Septic		

DIRECTIONS

Directions County Road 1 to Ponderosa. Ponderosa to Oak Road. Take Oak Road to sign on north side of road. DO NOT access through neighbor's driveway - park on Oak Road.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Check out this 5+ acre lot with amazing Cimarron views and paved access directly to property! Stunning sunset views would be an understatement (see photos)! There may even be a possibility of some partial San Juan views depending on where you build your new home on the lot. Lightning fast fiber optic internet is available through Clearnetworx. It also comes with a fully paid (but not installed) Dallas Creek Water tap. Natural gas and electric are to the lot line so no need to worry about propane fill ups. Seller is providing an ILC. 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 20 minutes away. Telluride and its exceptional skiing is a short 50 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 25 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.

ADDENDUM

Addendum All available HOA docs can be found at www.loghillvillage.org. HOA dues are \$50/year and are voluntary. There is a viewing stand on the property - sellers have requested listing broker be present when using - do not attempt to climb it. If you're not already working with a broker, call listing broker directly (970-708-8035) and he will be more than happy to provide a ladder for access. Per the county assessors site, there was a yearly special assessment for road improvements for the past 10 years. 2024 is the last year for this assessment and will be pro-rated to the closing date (approx. \$250).

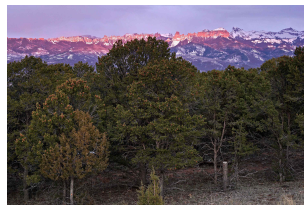
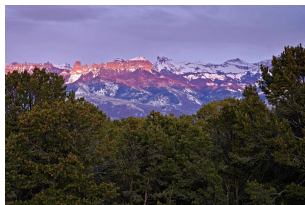
AGENT CONFIDENTIAL REMARKS

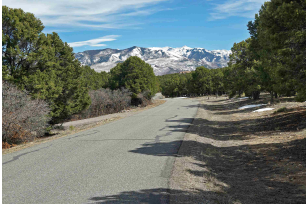
Agent Confidential Remark Transfer is by special warranty deed. There are to be no unlicensed individuals on property without licensed broker present - this includes inspections so plan accordingly. If any test holes are dug for inspection, they must be filled in prior to leaving the property (write this in the offer). The ILC is in the docs on the MLS.

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions Use Showingtime. There is a viewing stand on property to show what 2nd story views can be without any tree clearing - amazing views even from ground level! Please do not attempt to climb it. Sellers have requested that listing broker be present when using the viewing stand. Listing broker lives 10 minutes away and is more than happy to provide a ladder if he's available (call ahead of time).

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.