

Info Sheet S: 35 T: 46 R: 14 Nwnw Montrose

APN: 426735200059

Legal Description: S: 35 T: 46 R: 14 Nwnw

County: Montrose County

GPS Coordinates: 38.201732, -108.387117

Access: Via County Road 145 (Dirt Road)

Road Maintenance: Montrose County Highway Maintenance

Water: Well (to be installed by buyer)

Water Delivery Service: No Water Delivery but can be assisted in water treatment by Montrose Water Factory or Culligan Water Service

Power: Delta Montrose Electric Association [DMEA](#)

Propane Delivery: [FerrellGas](#)

Trash Service: [Waste Management Montrose Hauling](#)

Sewage: Septic Only (needs to be installed by buyer)

Zoning: Vacant Land - No Zoning Established

Annual Taxes: \$461.04

Tax Status: Current

Cell Service: Verizon (4G LTE), AT&T (5G LTE), T-Mobile/Sprint (5G)



Internet Service: Centurylink, Spectrum, [Starlink](#) (Very Fast, Highly Recommended)

FEMA Flood Zone: Not within the floodplain.

Wetlands: Seasonal Riverine System through the property. Seasonally flooded – Classification code: R4SBA



Terrain and Soil: Pinon-Bowdish-Rock outcrop complex, 3 to 30 percent slopes good for limited farming.

SOIL REPORT

ACRES | CAPABILITIES | WAPI

Soil: Non-Irrigated

Boundary 40.1 ac

CODE	DESCRIPTION	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
76	Pinon-Bowdish-Rock outcrop complex, 3 to 30 percent slopes	-	3	7e	■	■	■	■	■	■	■	■
15	Barx fine sandy loam, 3 to 6 percent slopes	-	13	4c	■	■	■	■	■	■	■	■
Totals		0 CPI	5.86 NCCPI	6.14 Cap.								
40.1 ac		Average	Average	Average								

Search by Address

Trees: Large area of the property is covered with trees of various species.

Google Maps link: <https://goo.gl/maps/JE5KRdZS1YWcCsGp8>

Mapright Link: <https://mapright.com/ranching/maps/b140fa081080c9b60a983f486c98c10f/share>

HOA: None

HOA Dues: N/A

HOA Amenities: N/A

School District: Norwood School District R-2J

See Schools: <https://www.norwoodk12.org/>

Climate:

Annual high temperature - 85°F

Annual low temperature - 13°F

Average annual precipitation - 15 inches

Average annual snowfall - 65 inches

Nearby Places of Interest:

- -Montrose Regional Airport - 1 hr 39 mins
- -Montrose Regional Health - 1 hr 36 mins
- -River Landing Shopping Center - 1 hr 29 mins
- -Family Market Inc - 24 mins
- -Naturita Town Park - 25 mins
- -Dan Noble State Wildlife Area - 45 mins
- -Hanging Flume - 49 mins

Building Restrictions and Land Use:

https://www.montrosecounty.net/DocumentCenter/View/13707/Resolution-33-2019_1

Build Time Limit: 6 months

Minimum Sq footage: 300 sqft

Max # buildings allowed: 2 homes, no limit on other buildings

Zoning: General Agricultural

Zoning Uses By Right: Residential

Zoning Uses By Review:

(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: Y

Manufactured Homes: Y

Mobile Homes: N

Tiny Homes: Y

Full-Time RV Living: N

Full-Time RV Living During Building Construction: Y (for 1 year only)

RV Camping: N

Tent Camping: N

Building Septic System Required: Y

Building Height Restriction: 35ft

Property Setback - Front: 25ft

Property Setback - Sides: 10ft

Property Setback - Rear: 10ft