

PROPERTY ESSENTIALS



MLS # 822484
Status Back on Market
Asking Price \$395,000
Address 12383 Road M
City Cahone
County Dolores
State CO
Zip 81320
Area Dolores County Rural West

Class RESIDENTIAL
Type Manufactured/Mobile
Bedrooms 3
Total Bathrooms 2.00
Year Built 1996
Apx.Total SF 1,232
List Price/SqFt \$320.62
Garage Capacity 4
Apx.Total Acres 15.470
Apx. Irrig. Acres 2.00



LISTING DETAILS

Listing Agent 1 Bonnie Leighton - C: 970-739-0116
Listing Office 1 United Country Blue Sky Homes and Land - O: 970-516-1759
Board Name Four Corners Board of Realtors
Seller Licensed Y/N No
Foreign Owned Y/N No
Listing Agreement Exclusive Right to Sell
Agency Relationship Seller's Agent
Owner Name Rowe
Limited Service Y/N No
Listing Date 4/1/2025
Expiration Date 10/1/2025
Input Date 4/1/2025 9:27 PM
Update Date 4/1/2025
Status Date 4/1/2025
HotSheet Date 4/1/2025
Price Date 4/1/2025

REO/Lender Owned No
Possible Short Sale No
Real Estate Included Yes
EM Deposit \$ 4000
EM Holder title co
Preferred Title Comp. Colorado Title & Closing Services, LLC
Possession to be negotiated
Sale/Rent For Sale
Original Price \$395,000
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 2
Picture Count 35
Cumulative DOM 0

PROPERTY DETAILS

Subdv Name None
Legal/Lot Block 17-5061-233-00-239 FROM: MELBURN D. PRUITT TR OF LAND IN SW4 23-40-18B-51 P-128 B-66 P-121 B-153 P-151 B-201 P-215 B-240 P-11
Lot Dimension Irregular
Lot Dim. Source Assessor
NewCnstrct No
Water Front No
Property Attached Y/N Yes
Furnished Unfurnished
Main SF 1,232
SqFt Source assessor
Garage Y/N Yes
Garage Type Detached Garage
Carport Y/N Yes
Carport Spaces 1
Addit Living Quarters No
Elevation ~6900

1/4 Baths 0
1/2 Baths 0
3/4 Baths 0
Full Baths 2
Bathrooms Descr Full
Total Office/Den(s) 0
RV Parking No
Horse Setup Y/N Yes
Elem. School Dove Creek K-5
Middle School Dove Creek 7-12
High School Dove Creek 7-12
Input Date 4/1/2025 9:27 PM
Listing Visibility Type MLS Listing
Update Date 4/1/2025 9:27 PM
Price Per SQFT \$320.62

UTILITIES/RIGHTS

Water Supplier Montezuma Rural Water Company
Water Well No
Sewer Supplier Septic
Gas Supplier Propane
Electric Supplier Empire Electric Association, Inc

Internet Service Y/N Yes
Internet Provider Farmers Telecommunications
Water Rights/Irrig. Yes
Irr. Water Desc/Amnt M&I
Irrigation/Water District DWCD

PARCEL/TAX/HOA

Parcel ID # 506123300239
Realist ID 506123300239
Tax Year 2023
Total Taxes \$ 339
Special Assemnt Y/N No

HOA Y/N No
Covenants Y/N NO
FIPS Code 08033

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

GREEN CERTIFICATIONS

Green Certification Y/N No
HERS Rated Y/N No
Energy Star Qualified Y/N No

LEED for Homes Y/N No
NAHB/NGBS-ICC 700 Y/N No
Other Green Cert. Y/N No

FEATURES

CURRENT PROPERTY USE

Residential
Agriculture
Hobby Farm
Orchard

POSSIBLE PROPERTY USE

Residential
Agriculture
Hobby Farm
Horse/Equestrian
Livestock
Orchard
Recreational
Tree Farm
Vineyard

LOT SIZE/ACREAGE

10 - 19.99

PROPERTY DESCRIPTION

Pasture

LIVESTOCK ALLOWED

Cattle
Horses
Other
Poultry
Sheep
Swine

EXTERIOR STRUCTURES

Barn
Corral
Garage
Metal Building
Shed

RESIDENCE STYLE

Double Wide

RESIDENCE STORIES

One Story

FOUNDATION/ BASEMENT

Crawl Space

ROOF

Composition

FLOORING

Carpet-Partial
Linoleum

HEATING FUEL/SOURCE

Propane

HEATING SYSTEM

Forced Air

COOLING

Window A/C Unit(s)

DINING

Kitchen/Dining

MASTER BEDROOM LEVEL

Main Level

STREET DESCRIPTION/ACCESS

County

UTILITIES

Electric
Propane-Tank Owned
Internet
Phone - Cell Reception

DOMESTIC WATER SOURCE

Public

DOMESTIC SEWER SOURCE

Septic System

APPLIANCE INCLUSIONS

Range/Oven
Refrigerator
Dishwasher
Microwave

INTERIOR INCLUSIONS

Ceiling Fan(s)

EXTERIOR INCLUSIONS

Shed/Storage
Landscaping
Irrigation Water
Deck

DISCLOSURES

Pets Allowed-Owner only

SHOWING INSTRUCTIONS

Appointment Required
Notice Required
Electronic Lockbox
USE ShowingTime

TERMS

Cash
FHA
Conventional
VA

WINDOWS

Double Pane

Short Term Rental Details

Subject County Guidelines

DIRECTIONS

Directions From Cortez, go north on Hwy 491 past Cahone to Road M on the east side. ~1-2 miles east on Road M to the property on the north side of the road. Sign by gate

PROPERTY DESCRIPTION

Remarks The Perfect Hobby Farm! The 3 bedroom/ 2 bath home is not only cozy but practical with the primary bedroom and ensuite on one side and the other two bedrooms and full bath on the other side. The two car garage is attached to the house via a small breezeway which provides protection from the weather. Additionally, a detached shop/garage features a work shop with room for two full sized vehicles; has two full-sized garage doors and 2 regular doors for access and egress. The workshop/garage is on the ground level and an upper mezzanine provides ample extra storage. The upper area could also be converted into an enclosed room for possibly a reloading room or a sewing room. A woodburning stove keeps this shop warm in the winter. A cold room for food storage will help to keep your homegrown produce fresh. The house and the garages are surrounded by tall trees for privacy. Over the past two decades, the sellers have lovingly transformed this property into a sustainable small farm with a large garden area, an orchard including 2 cherry trees, 2 peach trees, 2 apricot trees, 2 pear trees and grape vines. This orchard lies adjacent to a large, fully fenced garden area, providing the perfect spot for growing vegetables, herbs & flowers. The M&I irrigation water will help maintain the garden all summer long. To the east of the garden are the shelters for animals and hay storage. There's room for chickens, goats and larger livestock plus a corral for working horses. The north pasture has been previously planted in pasture for the animals or hay for baling. The entire property is fully fenced. This hobby farm is set up and ready for you!

ADDENDUM

Addendum Located in the heart of the Four Corners area, this property will set you up for many different recreational activities. Go rock climbing in Moab, skiing in Telluride or Durango, explore the canyon lands and the local National Parks. Go fishing, hunting, hiking and camping in the mountains, take your bike or horse to enjoy the great outdoors - or simply relax and enjoy your peace and quiet in your own space.

AGENT CONFIDENTIAL REMARKS

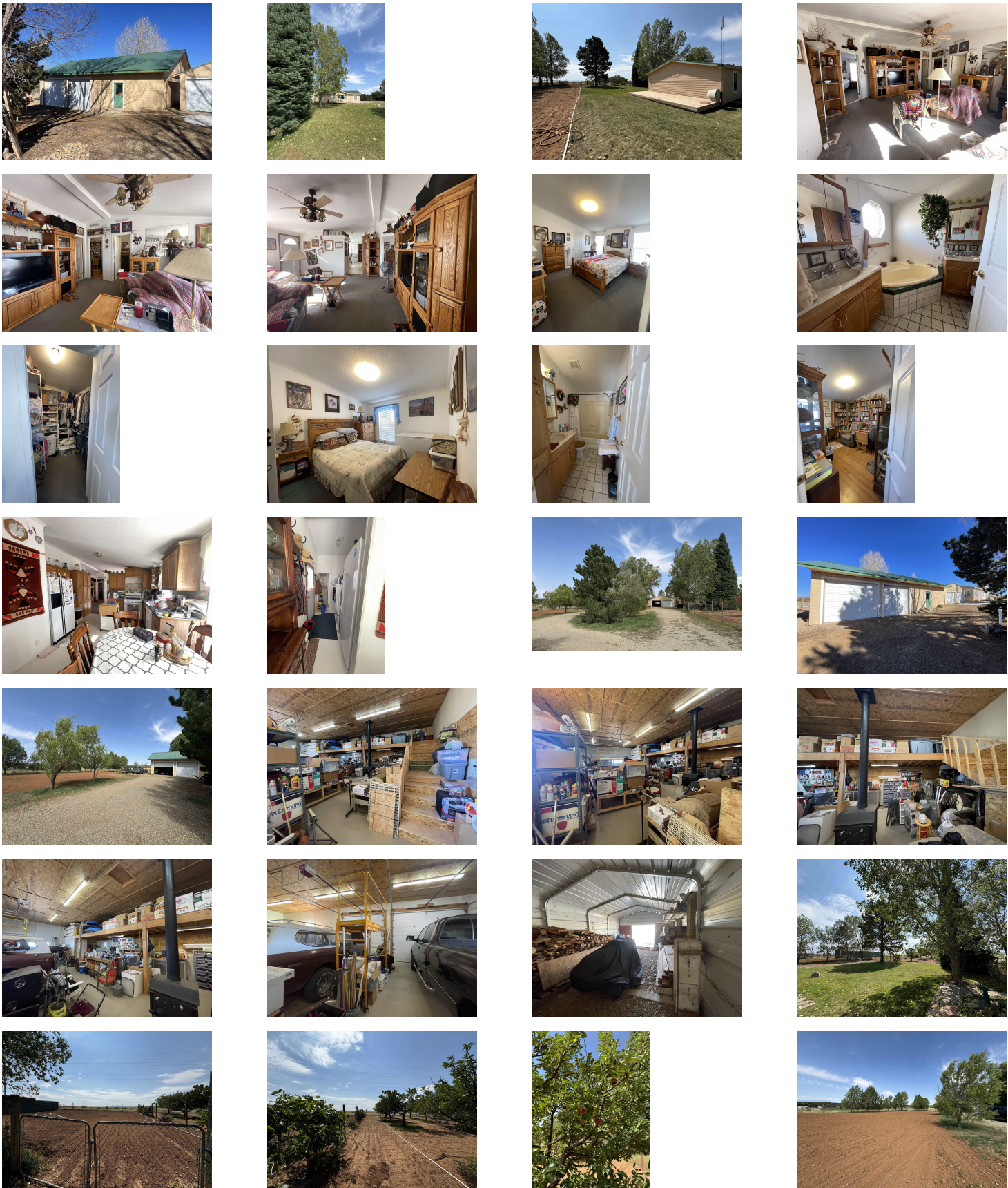
Agent Confidential Remark Prior appraisals have commented the home is on a solid foundation but was installed before a foundation inspection was required so the sellers never had one. The appraisal also noted that this home has only been moved once to the current location. There are two freezers in the home and exterior farm equipment that are excluded. The clothes washer and dryer might be negotiable for the right price. The farm equipment might be negotiable outside of closing. Sellers have a senior tax exemption. The M&I irrigation tap is a landscaping irrigation for the residence so irrigated acres are estimated.

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions

Use Showing Time. The sellers are in and out so give us some lead time to confirm if you can. Lockbox is on the bench by the front door of the home. Carpet has been freshly cleaned so if you're shoes are dusty or muddy, please take them off at front door. I appreciate it!

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.