

Agent Full Report

LAND



MLS#: **6599009** DOM: **2** CDOM: **2**
 Status: **Active** 1st Right of Refusal: SSA Signed By Seller: **N**
 Price: **\$110,000** Orig List Price: **\$110,000** LP/SF: **\$0.06**
6605 S Lauppe RD County: **El Paso**
Yoder, CO 80864 Sched#: **150000103**
 Sub Area: **Rurala**

Recent: **08/31/2019 : New Listing**

COMMUNITY

Directions/Cross: **East on Highway 94, South (right) on Yoder Road, West (right) on Truckton Road. Property is on the southeast corner of Truckton and Lauppe Roads.**

School District: **60Jt-Miami/Yoder** Grade School: **Miami/Yoder**
 Middle School: **Miami/Yoder** High School: **Miami/Yoder**
 Taxes: **\$123** Tax Year: **2018**
 Covenants: Complex Name:
 Association Dues: **\$0** Dues Frequency: **Not Applicable**
 HOA Phone: HOA Name:

OTHER FEATURES

Topography: **Level, Meadow**
 Vegetation:
 Extra Features: **Fence-Perimeter, Horses Allowed, Manu Homes Allowed**
 Extras:
 Exclusions: **Red P/U Truck**

LOT

Legal Desc: **NW4NW4 W/4MR SEC 21-15-61**
 Restrictions:
 Zoning: **A-35** Zoning Entity: **El Paso County** Nearest Town:
 Acres: **40.0000** Sqft Source: Sub-Price: Sub-Price:
 Lot Sqft: **1,742,400** Lot Location:
 Adj Parcel Avail:
 Lot Desc: **Level, Meadow, Mountain View, Rural, View of Pikes Peak**
 Street Desc: **County Road**

UTILITIES AND ENERGY

Well Total: **1** Well Permit: **Yes** Well Permit #: **TBD**
 Well Type: **Domestic**
 Existing Water: **Well-capped**
 Avail Water: **Well**
 Avail Sanitation: **Septic Required**
 Utils at Prop Line: **Electricity, Telephone**

PROPERTY REMARKS

Property Description Remarks:
Nice square parcel of land, fully fenced with well, stucco'ed 60X24 barn with electricity and 12X6 Storage Shed. Interior of the barn has a 20X20 concrete pad with an enclosed room. Paved most of the way, with easy access to Schriever AFB, Peterson AFB and Colorado Springs. Come on out to the peace, serenity and wide open spaces the Colorado eastern plains are famous for.
 Supplemental Remarks:

TERMS

Terms Offered: **Cash, Conventional**
 Possession Terms: **DOD** Possession Date: EM Promissory Note Accepted: **Y**
 Earnest Money: **\$1500** Earnest Money Holder: **The Rawhide Company REALTORS**
 Title Company: **Land Title** Title Evidence: **Title Insurance**
 Assumable Loan: **No** Current Appraisal:
 Assumption Info: Existing Loan: 2nd Mortgage:
 Loan Balance: Payment: Payment Incl: Interest:
 Notices: **Senior Tax Exemption, Not Applicable**

COOP/COMPENSATION

Listing Office: **The Rawhide Company**

Office Ph: **(719)598-3198** Office Fax: **(719)598-2337**
Listing Agent: [Lisa H Day](mailto:lisadayrealtor@elpasotel.net)
LA Phone: **(719) 330-1316** LA Fax: **(719) 598-2337** LA Add'l Phone: **(719) 330-1316**
Appt Cont: **Listing Agent 719_330-1316**
Incentives: **Well, Barn, Fully Fenced**
TA: **ERS** VR: **Y** SL: **FS** TB: **4 %** BA: **4 %**
Photo: **AGR** VOW: **Y** Elec Ad: **Y** Blog: **N** AVM: **N** Display Address: **Y**
Seller Name: SSA Signed By Seller: **N**

SHOW/AGENT REMARKS

Please let Listing Agent know so that Sellers can be notified of showings. Feel free to drive the property.

SOLD INFORMATION

Selling Office:
Selling Office Ph: Selling Office Fax:
Selling Agent:
SA Phone: SA Fax: SA Add'l Phone:
Sold Concessions:
Qty Below Grade: Sold Terms:
Sold Remarks:
Pers Prop Incl:
List Date: **08/30/19** Pending Date: Under Contract Date:
Under Contract Short Sale Date: 1st Right of Refusal Date:
Sold Price: SP/LP: SP/SF: Original LP: **\$110,000**
Sold Date: DOM: **2** CDOM: **2** MLS#: **6599009**

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