



MLS # **636515**  
 Status **Active**  
 Class **FARMRANCH**  
 Type **With Building(s)**  
 Address **20030 Rd 20**  
 City **Lewis**  
 Zip **81327**  
 Area **Cortez, NW of**  
 Asking Price **\$450,000**  
 Sale/Rent **For Sale**

Living Quarters **Yes**  
 Year Built **1997**  
 Bedrooms **4**  
 Baths **3.00**  
 Horse Setup **Yes**  
 Irrigation Water **Yes**  
 Pasture **Yes**  
 IDX Include **Yes without address**

**Additional Photos**



**General**

County **Montezuma**  
 Subdv Name **N/A**  
 Subdv # **n/a**  
 Elem. School **Lewis Arriola Elementary**  
 Middle School **Cortez Middle**  
 High School **Cortez**  
 Fronts  
 Views **Mountains, valley**

Apx. Total Acres **15.00**  
 Apx. Irrig. Acres **15.00**  
 Irrig. Dist **MVI**  
 Ann. Irrig. Cost \$ **350.00**  
 Press System Y/N  
 Adjudicated Y/N  
 Permits  
 Water Supplier **Montezuma Rural Water**  
 Sewer Supplier or Septic **Septic**  
 Gas Supplier **Propane**  
 Electric Supplier **Empire**  
 Barn Y/N **No**  
 Corral Y/N **No**  
 Leased Y/N **No**

Apx. Total SF **2240**  
 Master Bedroom Dimensions  
 Living Room Dimensions  
 Bedroom #2 Dimensions  
 Bedroom #3 Dimensions  
 Bsmt SF  
 Dining Room Dimensions  
 Family Room Dimensions  
 Kitchen Dimensions  
 Office/Den Dimensions  
 Laundry/Util Dimensions  
 Garage Capacity **6**  
 Garage Type **Other**

**Financial**

Special Assessment Y/N **No**  
 Tax Year **2008**

Tax Parcel # **534136300007**

Possession **TBD**

**Features**

TYPE/STYLE **Ranch, Double-wide**  
 STORIES **One Story**  
 CONSTRUCTION **Masonite**  
 N/SIDING  
 FOUNDATION **Concrete**  
 ROOF **Composition**  
 FLOORS **Carpet, Other**  
 EXTERIOR **Fence, Landscaped, Patio,**  
 INCLUSIONS **Deck, Storage Building,**  
**Workshop, Lawn Sprink**  
**Syst & Contro, Pond**  
 PRESENT USE **Cattle, Hay Pasture**  
**/Production**

HEATING SOURCE **Propane, Propane**  
**Tank Owned**  
 HEATING SYSTEM **Forced Air**  
 IRRIGATION WATER **Owned**  
 AVAILABLE FOR AUCTION **No**

IRRIGATED ACREAGE **11-20 acres**  
 ZONING **Ag Farm Tract**  
 LOT SIZE/ACREAGE **11-20 Acres**  
 LAND USE **Irrigated Farmland, Pasture (Irrig)**  
 OUTBUILDINGS **Garage, Workshop, Other**

**Remarks**

Great property for a family wanting a small farm! 2 great homes: 4BR/3BA plus a 2BR/1BA, both beautifully maintained. Live in 1 & rent the other or perfect for 2 families! 2-car detached garage plus large metal building that will house farm equipment or RVs, boats, 4-wheelers, also has workshop & storage space. 15 fenced/cross-fenced irrigated acres with a pond. See MLS 636320 for info on residences. Stunning 360 views of mountains & valley.



Prepared Courtesy of:

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