LOT 246, Unit F, C&L Ranch

RYE CO

$25,000

Best described as an off-grid location for an easily accessible remote site.

Lot Dimensions: 1233.38x1290.04

Water: None

Sewer: None

Electric Co: San Isabel

Gas Company: Other

Gas: Propane

Taxes:

Terms: Cash or Conventional

Directions: The property fronts on County Road 103, 3 miles east of I-25, which is exit 59









JOHN C. STROH II
Associate Broker

2CR2 CRUIKSHANK REALTY WALSENBURG, CO

(719) 829-1701
cell (719) 331-8859
jstroh@2cr2.com
www.2cr2.com

All Information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc., and its agents assume no responsibility for any error, omission, or correction.

MLS #: S207140A (Active) List Price: $25,000 (24 Hits) **lot 246 County Rd 103 Rye, CO 81069**



Total Acres: 36.527
Acreage Range: 31-46.99 Acres
Acreage Source: Court House
Possible Use: Single Family

Sub Area: Rye
Area: South
School District: RE1
County: Huerfano
Taxes: 307.98
Prior Tax Year: 2021

Legal Description: Lot 246, Unit F, CL&L Ranch, Huerfano County, Colorado
Parcel Number: 40304101 **Parcel #-2:**
Lot: 246 **Block:** NA **Tract/Filing/Unit:** NA **Deed Provided:** Special
Water Rights: No **Description:**
Frontage: **Lot Faces:** **Zoning:** RR
Irregular Lot Size: No **Lot Dimensions:** 1233.38x1290.04 **Lot SqFt:** 1524600
POA Fees: **HOA Dues:** **HOA Inclusions:** None

Property Disclosure Avail: No **Provide Property Disc:** No
Disclosure: None
Documents on File: Map
Variable Commission: No **Comm BA % or $:** 2 **Comm TB % or $:** 2 **Possession:** Day of Closing
Commission on Seller Concessions: No **Earnest Money Required:** 1,000 **Earnest Money To:** Dotter Abstract
Terms: Cash, Conventional **Showing Instructions:** Appointment Only, 24 Hr Notice
Ownership: Estate Owned
Exclusions: None

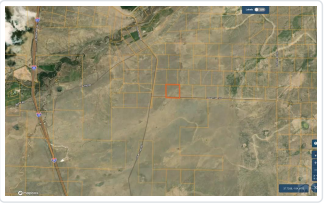
Topography/Lot Description: Rolling, Slight Slope
Access: County Road
Water Company: None
Water: None
Sewer: None
Electric Co: San Isabel
Electric: Other
Gas Company: Other
Gas: Propane

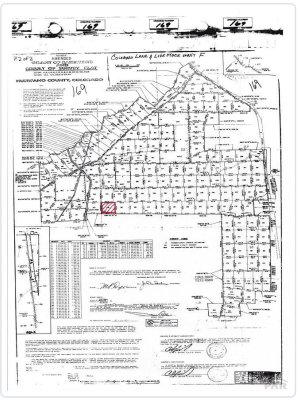
Crops: None
Irrigation: None
Extras: None
Curbs/Gutters: No
Curbs & Gutters: No Curbs, No Gutters
Structures: No
Marquee: No
Mineral Rights: No
Grazing Rights: No

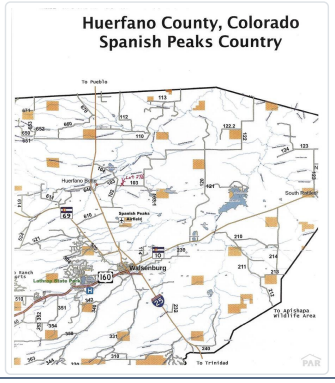
Public Remarks: This is best described as an off-grid location for an easily accessible remote site.
Directions: The property fronts on County Road 103, 3 miles east of I-25, which is exit 59
MLS/Agent Only Remarks:
List Date: 11/1/2022 **Days On Market:** 58 **Contract Date:** **Appointment Contact #:** 719-336-7802
Orig LP: $25,000 **Internet:** Yes **DsplyAddr:** No **AllowAVM:** No **AllowCmmts:** No **Photo:** Provided









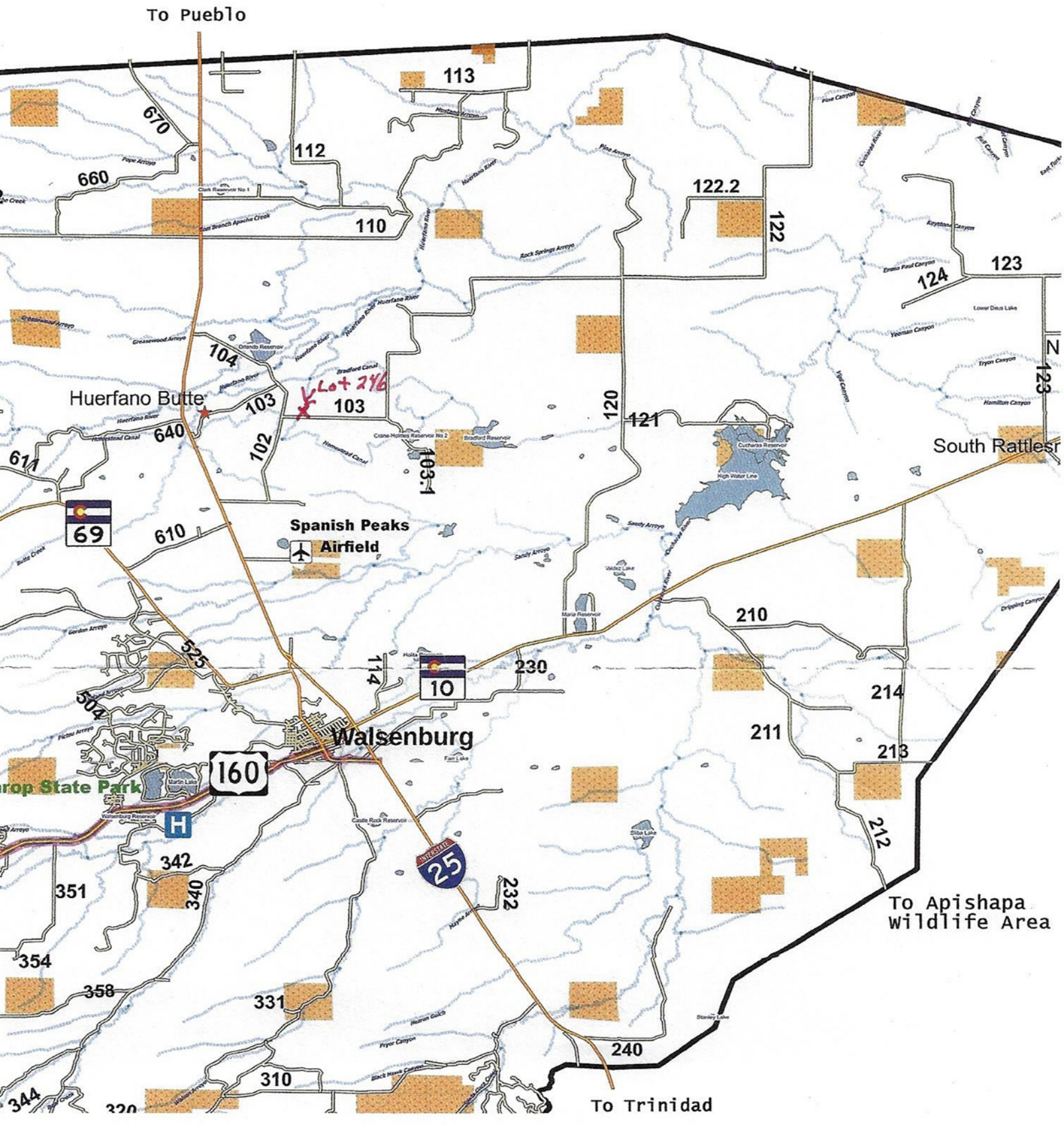


Listing Office: Cruikshank Realty, Inc (#:885)
Main: (719) 336-7802
Fax: (719) 336-7001
Showing #:

Listing Agent: John Stroh (#:6)
Agent Email: jstroh@2cr2.com
Contact #: (719) 336-7802

Information Herein Deemed Reliable but Not Guaranteed

Huerfano County, Colorado
Spanish Peaks Country



DRAWING NUMBER 169 DRAWING NUMBER 169 DRAWING NUMBER 769

P. 2 of 2

5004.853 AC

AMENDED GRANT OF EASEMENTS AND RESULT OF SURVEY PLAT

SECTIONS 10, 14, 15, 16, 20, 21, 22, 23, 26, 27, 28, 29 & 35, T26S, R66W
SECTIONS 2 & 3, T27S, R66W OF 6TH P.M.

HUERFANO COUNTY, COLORADO

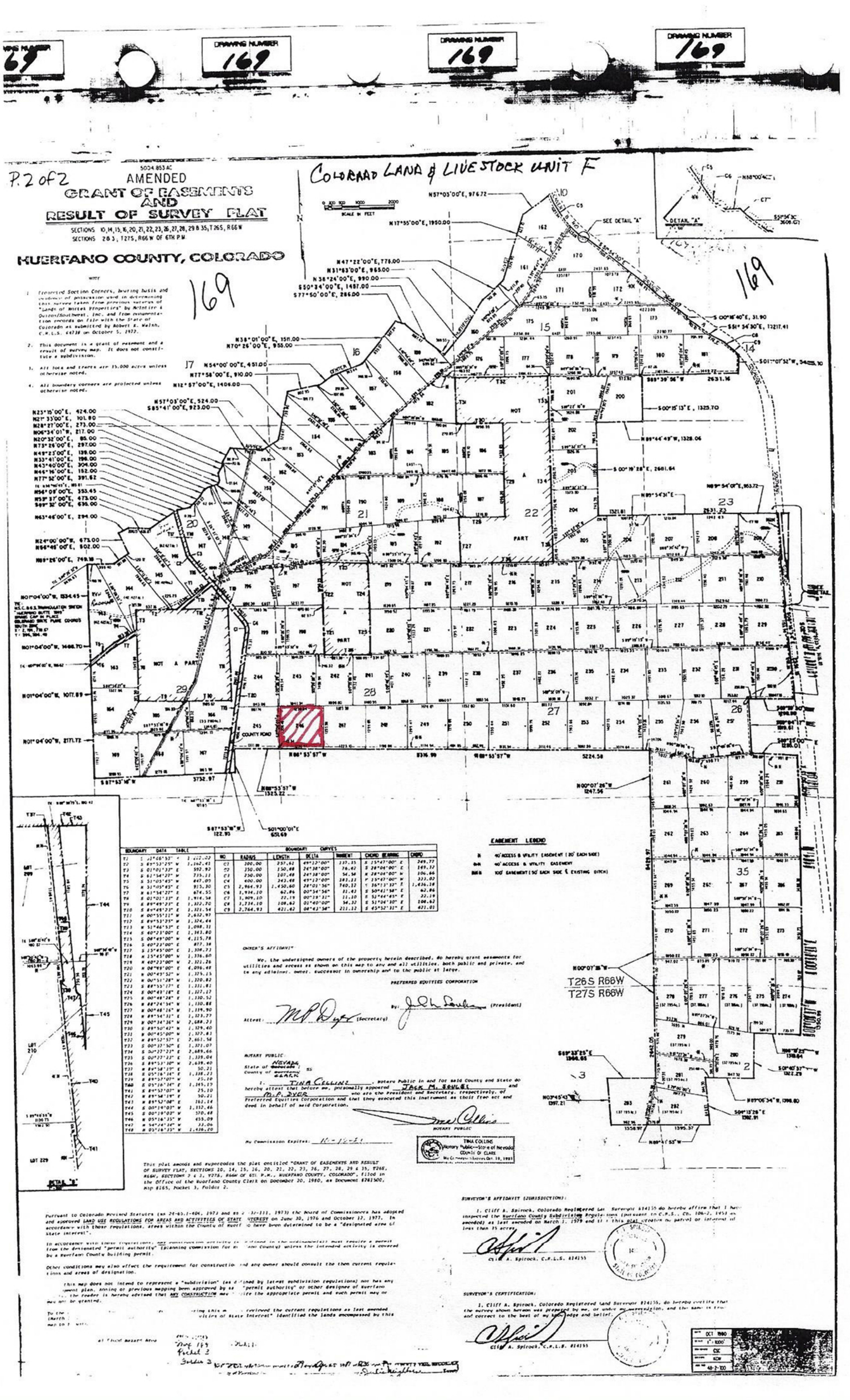
COLORADO LAND & LIVESTOCK UNIT F

169

169

NOTE

1. Protracted Section Corners, bearing basis and evidence of possession used in determining this survey taken from previous surveys of "Lands of Notes Properties" by Nolte Lee & Quiros/Southwest, Inc. and from information records on file with the State of Colorado as submitted by Robert E. Walsh, C.P.L.S. #4738 on October 5, 1972.
2. This document is a grant of easement and a result of survey map. It does not constitute a subdivision.
3. All lots and tracts are 35.000 acres unless otherwise noted.
4. All boundary corners are protected unless otherwise noted.



BOUNDARY DATA TABLE		
T1	S 23°46'33" W	1,422.02
T2	S 89°53'25" W	1,362.41
T3	S 01°01'33" E	592.92
T4	S 61°54'27" W	735.13
T5	S 51°05'45" W	847.05
T6	N 51°05'45" E	935.30
T7	N 61°54'27" E	674.55
T8	N 01°01'33" W	1,914.58
T9	S 89°49'23" E	1,322.70
T10	S 89°49'23" E	1,321.54
T11	N 00°55'12" W	2,622.93
T12	S 89°53'25" W	1,326.44
T13	N 51°46'53" E	1,098.11
T14	S 40°23'00" E	1,343.80
T15	S 00°49'00" W	4,115.78
T16	S 40°23'00" E	877.38
T17	S 15°45'00" E	1,306.72
T18	N 15°45'00" W	1,336.60
T19	N 40°23'00" W	2,201.26
T20	N 00°09'00" E	4,096.48
T21	N 00°49'52" W	1,325.15
T22	N 00°51'28" W	1,320.82
T23	N 00°49'52" W	1,321.81
T24	S 00°49'18" E	1,321.17
T25	S 00°48'28" E	1,320.52
T26	N 88°24'34" W	1,320.88
T27	N 00°48'26" W	1,319.90
T28	N 89°56'33" E	1,323.77
T29	N 00°34'36" W	2,688.23
T30	S 89°50'42" W	1,329.40
T31	N 00°45'00" W	1,322.83
T32	N 89°52'57" E	2,661.58
T33	S 00°31'30" E	1,321.07
T34	S 00°27'27" E	2,689.66
T35	S 00°27'27" E	1,339.04
T36	N 89°53'30" W	2,639.40
T37	N 89°58'19" E	50.21
T38	S 05°16'36" E	1,338.23
T39	N 89°57'07" W	25.10
T40	S 05°16'36" E	1,345.19
T41	N 89°57'07" W	25.10
T42	N 89°58'19" E	50.21
T43	N 89°52'08" E	161.14
T44	S 00°19'03" W	1,332.46
T45	S 00°19'03" W	330.48
T46	N 05°16'35" W	455.09
T47	N 54°24'16" W	33.06
T48	N 05°16'35" W	1,456.20

BOUNDARY CURVES						
NO	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	300.00	257.62	49°12'00"	137.35	S 15°47'00" E	249.77
C2	350.00	150.48	24°38'00"	76.46	S 28°06'00" E	149.32
C3	250.00	107.68	24°38'00"	54.58	N 28°06'00" W	106.86
C4	400.00	343.48	49°12'00"	183.33	N 15°47'00" W	333.02
C5	2,964.93	1,450.60	28°01'56"	740.12	S 36°13'32" E	1,436.18
C6	1,934.10	62.86	00°54'56"	31.43	S 50°42'34" E	62.86
C7	1,909.10	22.19	00°39'31"	11.10	S 51°04'45" E	22.19
C8	1,734.10	108.62	01°40'00"	54.32	S 51°04'30" E	108.62
C9	2,764.93	421.42	08°43'56"	211.12	S 45°52'32" E	421.01

EASEMENT LEGEND

R	40' ACCESS & UTILITY EASEMENT (20' EACH SIDE)
40R	40' ACCESS & UTILITY EASEMENT
100R	100' EASEMENT (50' EACH SIDE OF EXISTING DITCH)

OWNER'S AFFIDAVIT

We, the undersigned owners of the property herein described, do hereby grant easements for utilities and access as shown on this map to any and all utilities, both public and private, and to any adjoiner, owner, successor in ownership and to the public at large.

PREFERRED EQUITIES CORPORATION

By: J. C. Soulen (President)

Attest: M. P. Dyer (Secretary)

NOTARY PUBLIC

State of NEVADA
County of CLARK } SS

I, TINA COLLINS, Notary Public in and for said County and State do hereby attest that before me, personally appeared JACK M. SOULEN and M. P. DYER, who are the president and secretary, respectively, of Preferred Equities Corporation and that they executed this instrument as their free act and deed in behalf of said Corporation.

Tina Collins
NOTARY PUBLIC

My Commission Expires: 10-16-81

TINA COLLINS
Notary Public—State of Nevada
County of Clark
My Commission Expires Oct. 16, 1981

This plat amends and supercedes the plat entitled "GRANT OF EASEMENTS AND RESULT OF SURVEY PLAT, SECTIONS 10, 14, 15, 16, 20, 21, 22, 23, 26, 27, 28, 29 & 35, T26S, R66W, SECTIONS 2 & 3, T27S, R66W OF 6TH P.M., HUERFANO COUNTY, COLORADO", filed in the Office of the Huerfano County Clerk on December 20, 1980, as Document #281500, Map #165, Packet 3, Folder 2.

Pursuant to Colorado Revised Statutes (as 24-65.1-404, 1973 and as 24-32-111, 1973) the Board of Commissioners has adopted and approved LAND USE REGULATIONS FOR AREAS AND ACTIVITIES OF STATE INTEREST on June 30, 1976 and October 17, 1977. In accordance with these regulations, any construction activity in a designated area of state interest must require a permit from the designated "permit authority" (planning commission for municipal and County) unless the intended activity is covered by a Huerfano County building permit.

Other conditions may also affect the requirement for construction and any owner should consult the then current regulations and areas of designation.

This map does not intend to represent a "subdivision" (as defined by latest subdivision regulations) nor has any development plan, zoning or previous mapping been approved by the "permit authority" or other designee of Huerfano County. The reader is hereby advised that ANY CONSTRUCTION may require the appropriate permit and such permit may or may not be granted.

To the [illegible] ring this map reviewed the current regulations as last amended [illegible] Areas of State Interest" identified the lands encompassed by this [illegible]

at Third Recorded Map [illegible]

Map 169
Packet 2
Folder 3

SURVEYOR'S AFFIDAVIT (JURISDICTION):

I, Cliff A. Spirock, Colorado Registered Land Surveyor #14155 do hereby affirm that I have inspected the Huerfano County Subdivision Regulations (pursuant to C.R.S., Ch. 106-2, 1953 as amended) as last amended on March 1, 1979 and it is this plat creation (a parcel or interest of less than 35 acres

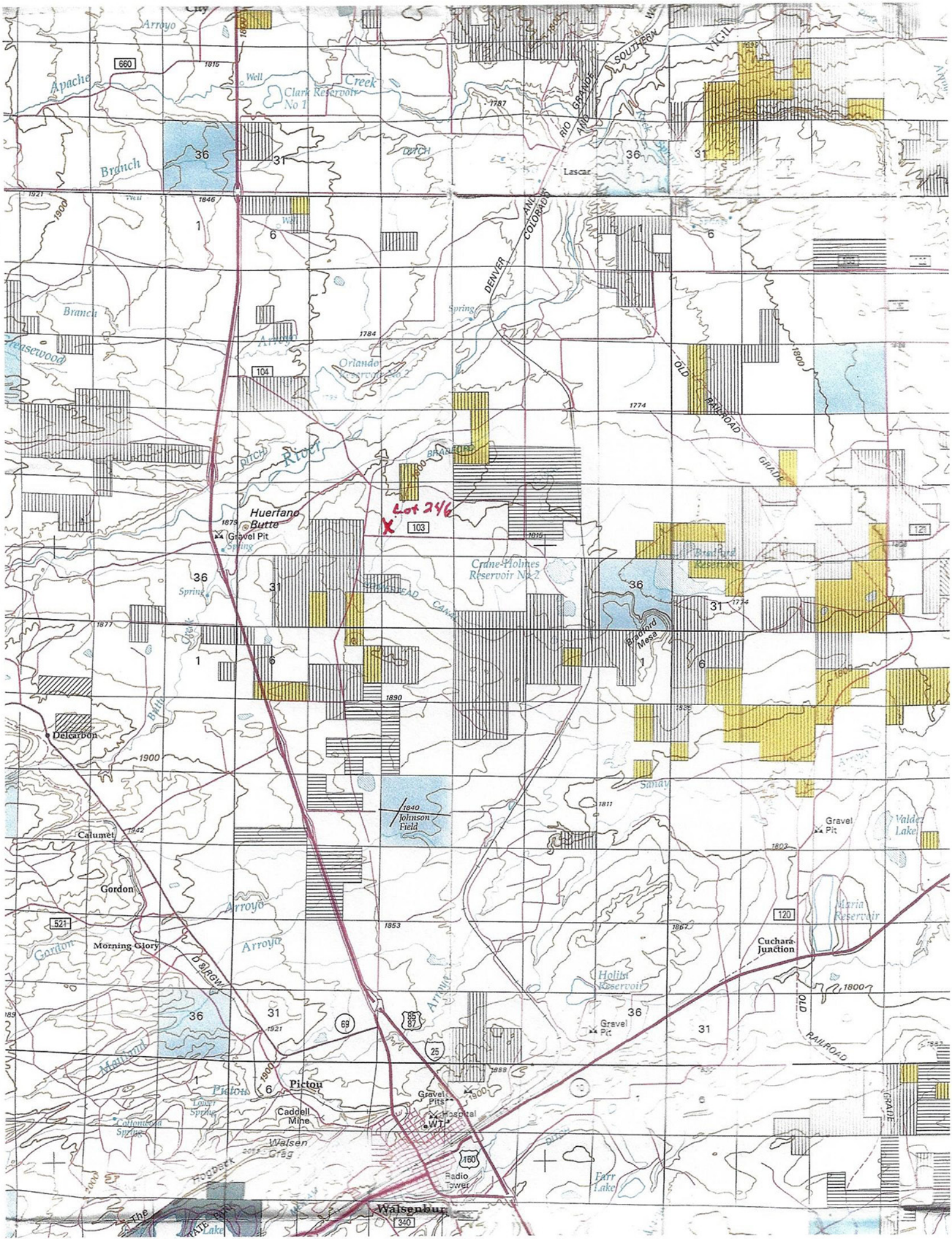
Cliff A. Spirock, C.P.L.S. #14155

SURVEYOR'S CERTIFICATION:

I, Cliff A. Spirock, Colorado Registered Land Surveyor #14155, do hereby certify that the survey shown hereon was prepared by me, or under my supervision, and the same is true and correct to the best of my knowledge and belief.

Cliff A. Spirock, C.P.L.S. #14155

DATE	OCT 1980
SCALE	1" = 1000'
DRAWN	CSC
CHECKED	KDH
JOB NO.	48-2-100


Lot 246
Huerfano Butte
Gravel Pit
Crane-Holmes Reservoir No 2
Bradford Mesa
Delcarbon
Calumet
Johnson Field
Gordon
Morning Glory
Pictou
Caddell Mine
Gravel Pits
Hospital
WT
Radio Tower
Walsenburg
Cuchara Junction
Gravel Pit
Lascar
Orlando
Bradford
Holbrook Canal
Old Railroad Grade
Rio Grande Southern
Denver and Rio Grande Western
Arroyo
Creek
Branch
Ditch
Spring
Well
Clark Reservoir No 1
Johnson Field
Maria Reservoir
Valdez Lake
Farr Lake
Holbrook Reservoir
Cottonwood Springs
Lower Spring
Walsen Creg
Hogback
Gravel Pit