



758 Railroad Ave., Rifle, CO 81650 970-625-1616 FAX 625-4558

Information available 24 hours at
www.goldstarrealtyinc.com

BUCIO PROPERTY

Address: 317 W. Orchard Ave., Silt

Price: ~~\$55,000~~ **\$50,000**

Earnest Money: \$2500

Terms: Cash, Cash to New Loan

MLS#: 157376

Subdivision: Spruce Meadows

Subdivision: Spruce Meadows Lot: 22

Legal: Section: 4 Township: 6 Range: 92

Taxes: \$691.52 / 2018

Zoning: PUD

PRICE REDUCED TO \$50,000



Looking for more bang for your buck? Build your dream home or an approved manufactured home (call for more information) on this beautiful, flat lot located in desirable Spruce Meadows Subdivision in Silt, Colorado. Soils tests available upon request.

Approx Lot Size: 5,857 sq.ft.

HOA Dues: \$25/Mo

Sellers Disclosure: Yes **Covenants:** Yes

Tax District: 035

Possession: DOD + Funding

Water Tap Fee \$5,835.98 & **Sewer Tap Fee** \$5835.98 to be paid by Buyer

Directions: Take Exit 97 off of I-70, head North to roundabout, head West on Main Street to N. 1st, R on N. 1st St., turn left onto Harness Ln, turn left onto Evergreen Rd. Turn right onto W. Orchard. Ave, lot will be on the left.



Listed by: **GINGER "SNAP" CURRIE**

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970-366-7688 or 970-625-1616



THIS INFORMATION, WHILE DEEMED ACCURATE IS NOT GUARANTEED BY SELLER OR GOLD STAR REALTY, INC. IF CALCULATIONS OR MEASUREMENTS OF THE PROPERTY ARE A DECISIVE CONSIDERATION IN ENTERING INTO A CONTRACT TO PURCHASE, IT IS BUYER'S RESPONSIBILITY TO INDEPENDENTLY VERIFY SUCH CALCULATIONS OR MEASUREMENTS

