



<b>County:</b>	Costilla	<b>Farm Type:</b>	Improved
<b>Area:</b>	Fort Garland	<b>Levels:</b>	1
<b>Approx SqFt:</b>	1740	<b>SqFt Source:</b>	Public Record
<b>Tax Year:</b>	2006	<b>Annual Taxes:</b>	2123
<b>Schedule:</b>	40001440	<b>Yr Built:</b>	1952
<b>Sec/Twp/Rng:</b>	4-31S-72W		
<b>Legal Desc:</b>	E 1/2		

**Directions:** From Hwy 160, East to Ft. Garland, South on Hwy 159 approx 2.5 miles.

**Remarks:** 2 homes, 2 sprinkler quarters, 2005 \$500k Catlin appraisal on file.

<b>Lease Acre:</b>	<b>Deed Acre:</b> 320	<b>Cultivated Acre:</b>	<b>Irrigated Acre:</b> 253
<b>Other Acre:</b>	<b>Total Acre:</b> 320	<b>Sprinkler Pivots:</b> 2	<b>Water Asmt Fee:</b>
<b>Crop Type:</b>	<b>Avg Yield:</b>	<b># AU/Year:</b>	<b>Live Stock Type:</b>
<b>Crop Type:</b>	<b>Avg Yield:</b>		

**Water Share:** Surface Rights    **Water Desc:** 70 Shares Trinchera Irrigation Company  
**Water Share:**                      **Water Desc:**

<b>Well 1 GPM:</b> 1000	<b>Well 2 GPM:</b> 1100	<b>Well 3 GPM:</b>
<b>Permit/Case:</b> 20603F	<b>Permit/Case:</b> W628#1	<b>Permit/Case:</b>

**Bedrms:** 2    **Tot Baths:** 1    **Full Bath:** 1    **Half Bath:** 0    **3/4 Bath:** 0

<b>Style:</b>	Adobe	<b>Exterior Siding:</b>	Stucco
<b>Roof:</b>	Shingle	<b>Fireplace:</b>	
<b>Heat:</b>	Propane Space/Wall	<b>Water:</b>	Canal , Irrigation System , Domestic Well
<b>Sewer:</b>	Private Septic		
<b>Terms:</b>	Cash , Conventional , Seller Financing		
<b>Special:</b>	County Road Access , Crop Production , Hay Production , Highway Frontage , Living Quarters , Mountain View , Water Rights		
<b>Equipment:</b>	10 tower Lockwood - serial: 976274, 8 tower Raincat - serial: 1605		
<b>Improvements:</b>	Block home and Modular Home		
<b>List Date:</b>	11/20/2007		

**Prepared by:** MICHAEL PORTER

**Email :** michael@porterrealty.com

**PORTER REALTY**

**Off. Ph# :** (719) 589-5899

**503 MAIN**

**Agt. Ph# :** ( ) -

**ALAMOSA, CO 81101**

**Cell Ph# :** ( ) -



© 2004 SLV MLS

www.PorterRealty.com