

**Listing website:**

**YouTube:**

**Facebook:**

Reduced \$45K. Was FOR SALE BY OWNER (FSBO)! OWNER FINANCING AVAILABLE. \$154,900 US. 3% BBC. Just over tax value! 1 of best Colorado family ready deals. 3 wooded acres, super views. Surrounded by mountains & forests. 1,030 SF 1/1 loft home. 1/1 Bunkhouse. Gazebo. Community water. Low cost of living & taxes. Great quality of life. Just east of Mesa Verde National Park. 2.6 MI to Mancos, 9 MI to Cortez, 30 MI to Durango. Excellent schools (31 students/grade). Great neighborhood with: high home values, incomes & net worth; well educated; professionals, artists & families.

### **BUYER BROKER COMMISSION**

**3% Buyer Broker Commission.** Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings. Appointment required.

### **HIGHLIGHTS**

(1) Was For Sale by Owner (FSBO). Reduced \$45K. OWNER FINANCING AVAILABLE. 3 wooded acres. Gently sloping. Unobstructed views. Best neighborhood

(2) Just outside Mancos, featuring magnificent mountains and forests, just east of Mesa Verde National Park – a World Heritage site

(3) 1,030 SF 1/1 in very good condition, 1/1 Bunkhouse, Gazebo, community water, low cost of living, great quality of life, kid friendly community

(4) 2.6 MI to Mancos, 19 MI to Cortez with commuter service to Denver & 30 MI to Durango served by Frontier, United, US Air & American

(5) Quality schools, avg. 31 students per grade, schools w/i 3 MI, bus option, private preschool in Mancos, private schools in Cortez & Durango

(6) Compared to **Benchmarks\***, the Neighborhood and **Census Tract** have excellent demographics with high: home values, incomes & net worth

**Benchmarks\*:** Census Tract, City of Mancos, Montezuma County, Durango, Albuquerque-Santa Fe DMA (TV Market Area), Colorado & US

### **PROPERTY DATA**

(7) **Branded PDF sets**

**Offering:**

**Highlights:**

**Pictures:**

**Graphics:**

**Demographics:**

**Area Pictures:**

(8) **UN-Branded PDF sets**

**Offering:** <http://www.swpre.com/wp-content/uploads/2013/06/Mancos-Offering-UN-Branded.pdf>

**Highlights:** <http://www.swpre.com/wp-content/uploads/2013/06/Mancos-Highlights-UN-Branded.pdf>

**Pictures:** <http://www.swpre.com/wp-content/uploads/2013/06/Mancos-Pictures-UN-Branded.pdf>

**Graphics:** <http://www.swpre.com/wp-content/uploads/2013/06/Mancos-Graphics-UN-Branded.pdf>

**Demographics:** <http://www.swpre.com/wp-content/uploads/2013/06/Mancos-Demographics-UN-Branded.pdf>

**Area Pictures:** <http://www.swpre.com/wp-content/uploads/2013/06/Mancos-Area-Pictures-UN-Branded.pdf>

#### **(9) Improvements Square Feet**

**Total Living:** 2,511 SF EST

1,530 SF EST Home

812 SF EST Bunkhouse

168 SF EST Gazebo

**HVAC:** 1,684 SF EST

1,034 SF Home

650 EST Bunkhouse

**Other Living:** 827 SF EST

496 SF EST Home

163 SF EST Bunkhouse

168 SF EST Gazebo

#### **(10) Home:**

1,530 SF EST Total Living

1,034 SF HVAC

493 SF EST Outdoor Living

Ranch "Adobe" 1 story A-Frame

1 bedroom, 1 bath with large upstairs sleeping loft

Great Room concept with kitchen/breakfast nook/living room combination

Built in 2000 per Appraisal District

Frame & Stucco exterior

Flat, built up rock roof

HVAC is Evaporative Cooler & Wall Propane Heater (standard for the market area)

#### **(10) Bunk House**

813 SF EST Total Living

650 SF HVAC EST

163 SF EST Outdoor Living

1 bedroom, 1 bath

Frame exterior

Composition Roof

HVAC is Evaporative Cooler & Wall Propane Heater (standard for the market area)

(11) **Gazebo**

168 SF EST Covered Outdoor Living  
Frame construction  
Screened on all sides

(12) **Other Improvements**

Septic  
Community water  
Gravel hard pack drive  
Stairs  
Garden  
Walking paths

(13) **Address:** 40631 Road H, Mancos, Montezuma County, CO, USA 81328

(14) **Land:** 3 acres/139,392 SF

(15) **Topography:** Gently sloping from road to back of property/north property line providing unobstructed stunning views

(16) **Elevations:** 6,988-89' EST along road frontage to 6,942' EST NW corner and 6,933' EST NE corner

(17) **Trees:** 83% EST coverage

(18) **Frontage:** 232' EST on Road H

(19) **In City limits?** No

(20) **School District:** Mancos School District RE-6

(21) **2013 Taxes:** \$661.69 per Appraisal District

(22) **Exemptions:** None

(23) **Legal:** PIDN 564905100016; Account #: R012330, S: 5 T: 35 R: 13 TR IN S1/2 OF LOT 2 3.20A R/474080 R/473446 P/37-84 R/486389-90.

<http://cci.co.montezuma.co.us/propertyInquiry/ParcelDetail.aspx?a=103d2c58-8574-44ff-be57-c3be055be81d>

**NOTE:** All measurements from Appraisal District except "EST". EST are our estimates

**LOCATION**

(24) **Mancos "Where the Old West Meets the New West"**

At 7,000 feet elevation Mancos sits on the cusp of magnificent mountains and forests where you can camp, fish, mountain bike and hike. A few miles to the west is Mesa Verde National Park – a World Heritage site. Cliff dwelling home of the Ancestral Puebloans, it brims with spiritual wonder and silent mystery.

The town of Mancos is an historic community with several buildings on the State and National Historic Registers. Downtown business district offers visitors art galleries, top notch dining options, as well as a distillery, a coffee house and one of the oldest continuously operating bars in Colorado.

Accommodations range from locally owned motels and charming and distinctive B & B's to camping at the nearby Mancos State Park Recreation Area, known locally as Jackson Lake.

The Mancos Valley is truly where the old west meets the new.

(25) **Coordinates:** Latitude 37.32323, Longitude -108.305433

(26) **Google map:** <http://goo.gl/maps/KOL1e>

(27) **Bing map:** <http://binged.it/13r38p8>

(28) **City-Data links**

**Mancos:** <http://www.city-data.com/city/Mancos-Colorado.html>

**Montezuma County:** [http://www.city-data.com/county/Montezuma\\_County-CO.html](http://www.city-data.com/county/Montezuma_County-CO.html)

(29) **Chamber of Commerce:** <http://www.mancosvalley.com/>

(30) **Low Cost of Living:** 92.7 vs. 100 US average

(31) **2.6 MI south of Mancos**

(32) **19 MI east of Cortez**

Cortez offers more services, shopping and retail than Mancos.

Cortez has a small airport (CEZ / KCEZ) with commuter service to Denver via Great Lakes Airlines. Jet-A and 100LL fuels as FBO. Runway is 100' wide by 7,205' long; with pilot controlled Medium Intensity Lighting. Unicom frequency is 122.80, monitored by the FBO during daylight hours.

<http://www.cityofcortez.com/government/airport>

(33) **30 MI west of Durango**

(34) **43 MI to Durango-La Plata County Airport (DRO)**

**Frontier Airlines** non-stop service to Denver

**United Airlines** non-stop service to Denver

**US Airways** non-stop service to Phoenix

**American Airlines** non-stop service to DFW

<http://www.durangogov.org/index.aspx?NID=203>

## **DIRECTIONS**

### **2.6 MI SOUTH OF MANCOS AT US 160/SR 789 AND CO 184/MAIN ST/ROAD 41**

(1) Travel south on Main ST/CO 184 and continue as it becomes ROAD 41/Weber RD for 1.7 MI

(2) Turn right (west) on Road H for 0.9 MI

(3) The property is on your right 0.1 MI before the road turns southwest

### **18.7 MI EAST OF CORTEZ AT US 160/SR 789 AND DOLORES RD/SR 145**

- (1) Travel 16.2 MI east on US 160/SR 789 to Mancos
- (2) Turn south on Main ST/CO 184 and continue as it becomes ROAD 41/Weber RD for 1.7 MI
- (3) Turn right (west) on Road H for 0.9 MI
- (4) The property is on your right 0.1 MI before the road turns southwest

### **29.6 MI WEST OF DURANGO AT US 160/SR 789 AND CAMINO DEL RIO/US 550**

- (1) Travel 26.2 MI west on US 160/SR 789 to Mancos
- (2) Turn south on Main ST/CO 184 and continue as it becomes ROAD 41/Weber RD for 1.7 MI (3) Turn right (west) on Road H for 0.9 MI
- (4) The property is on your right 0.1 MI before the road turns southwest

## **SCHOOLS**

### **(35) Summary**

Quality schools in District with 7 of 10 Greatschools rating, average 31 students per grade, all within 2.8 MI, bus service available, private preschool available in Mancos, private school options in Cortez and Durango.

### **(36) Mancos School District RE-6**

369 students in 3 schools

#### **Greatschools ratings**

6 of 10 Greatschools rating  
No other ratings reported

**District site:** <http://www.mancosre6.edu/>

**Greatschools:** [http://www.greatschools.org/colorado/mancos/Mancos-Re\\_6-School-District/schools/](http://www.greatschools.org/colorado/mancos/Mancos-Re_6-School-District/schools/)

### **(37) Mancos Elementary School (PK-5) 162 students**

**Distance:** 2.7 MI

#### **Greatschools ratings**

5 of 10 overall Greatschools rating  
No other ratings reported

**Greatschools:** <http://www.greatschools.org/colorado/mancos/1186-Mancos-Elementary-School/>

### **(38) Mancos Middle School (6-8) 93 students**

**Distance:** 2.8 MI

#### **Greatschools ratings**

6 of 10 overall Greatschools rating  
No other ratings reported

**Greatschools:** <http://www.greatschools.org/colorado/mancos/1188-Mancos-Middle-School/>

(39) **Mancos High School (9-12) 114 students**

**Distance:** 2.8 MI

**Greatschools ratings**

7 of 10 overall

5 of 5 community rating

No other ratings reported

**Greatschools:** <http://www.greatschools.org/colorado/mancos/1187-Mancos-High-School/>

**Schools data source:** <http://www.greatschools.org>

**DEMOGRAPHICS**

(40) **Summary**

Compared to ALL **Benchmarks\***, the **Neighborhood\*\*** and **Census Tract** have excellent demographics including: high home values, high incomes, high net worth, well-educated and balanced mix of professionals, artists and managers. If you are going to live in Montezuma County, this is the area to be in. If you are going to be in the Durango-Albuquerque-Santa Fe area, this area should be on your short list!

(41) **The Neighborhood\*\* Road H including Heritage Estate**

We defined the neighborhood as West of Weber RD on Road H including residents of Heritage Estates and those living on Country Road 40.3. The neighborhood estimated 2012 population was 191 with 88 estimated households. As such, it is too small an area to statistically trend. Key neighborhood demographics:

\$318,265 AVG Home Value

11% of Employed Population in Arts/Entertainment

24% in Public Administration

4.9% of Home Values under \$100K

4.9% of Home Values \$750K+

1.6% of Home Values \$1M+

(42) **Census Tract:** 08083969100.01

(43) **LOCAL Benchmarks:** Census Tract, City of Mancos & Montezuma County

(44) **ALL Benchmarks:** LOCAL Benchmarks; Albuquerque-Santa Fe DMA (TV Market Area), Colorado & US

(45) **Home Values vs. ALL Benchmarks**

**Highest AVG Home Value:** \$318,731

**Highest % \$250K+ Home Values:** 52.9%

**2<sup>nd</sup> lowest % Less Than \$100K Home Values:** 6.9%

**(46) Household (HH) Incomes vs. LOCAL Benchmarks**

**Highest AVG HH Income:** \$62,293

**Highest % \$100K+ HH Income:** 17.3%

**Highest % \$200K+ HH Income:** 2.2%

**Highest AVG Disposable (After Tax) Household Income:** \$50,205

**Highest Median HH Income:** \$48,121

**Highest AVG Retail HH Spending:** \$18,904

**(47) Net Worth vs. LOCAL Benchmarks:**

**Highest AVG HH net worth:** \$370K

**Highest HH net worth at least \$500K:** 12%

**(48) Highest % at least a Master's Degree vs. ALL Benchmarks (minimum 25+ years old):**  
12.6%

**(49) CCIM Census Tract Map:**

**(50) Wiki Census Tract defined:** [http://en.wikipedia.org/wiki/Census\\_tract](http://en.wikipedia.org/wiki/Census_tract)

Note: All data for 2012 except "Highest Education" for 2010

**CCIM REPORTS AND LISTING ANALYSIS**

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,184 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

**Available CCIM Reports:** <http://www.swpre.com/wp-content/uploads/2013/04/Available-CCIM-Reports.pdf>

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