

San Miguel County Real Estate Data

January through December, 2004

**All Vacant Land Sales from 35 to 40 Acres on Specie Mesa
Sorted by Location, Area, Subdivision, then by Date of Sale**

	Subdivision	Date of Sale	Legal Description	Selling Price	Lot Size	Land Sq. Ft.	Land Cost per Acre	Special Features	Grantor	Grantee	Grantee Address	Reception # Schedule #	Lender	Loan Amount	Approx Tax/Year
<u>Location</u> County	Estate Ranches	Aug 25, 2004	Lot A, The Hideaway, Estate Ranches (replat of the East Range of the Estate Ranches), together with all water, ditch, spring, well, reservoir and mineral rights appurtenant	\$115,000	35.63 Acres	1,552,043	\$3,228	Large single family lot in subdivided area of Specie Mesa; moderately steep terrain with with some aspens and long driveway to private homesite; currently no utilities to property, and difficult building site with limited views (NOTE: private sale and price included no commission)	Brooksmith Inc.	Weslin LLC	22174 Hwy 550, Montrose, CO 81401	368576	Brooksmith Inc.	\$100,000	\$552
<u>Area</u> Specie Mesa												20500-93002			
<u>Location</u> County	Peninsula	Sep 17, 2004	Lot 35 (The Escarpment), Peninsula Point	\$285,000	35.01 Acres	1,525,036	\$8,141	Private single family lot on Specie Mesa with electricity and telephone cable installed to lot line; mixed terrain with level building site, gambol oak and open meadows, and steep fir-and pine-wooded hillside; excellent sunset views from private escarpment homesite overlooking Saltado Creek valley and Lone Cone to SW	Gregory Craig	Charlotte & Dan Deaton	25 Walnut Way, Sedona, AZ 86351	369133			\$447
<u>Area</u> Specie Mesa												20500-89035			
<u>Location</u> County	Top of the World	Nov 11, 2004	Tract A, Top of the World, together with all water, ditch, spring, well, and reservoir rights appurtenant	\$164,000	36.17 Acres	1,575,565	\$4,534	One of 14 single family homesites subdivided from 946-acre ranch on Specie Mesa; private gently rolling terrain at meadow homesite with steep terrain below, wooded with aspen groves and gambol oak; good sunset views of Little Cone, Lone Cone, and Dolores peaks from suggested homesite within building area envelope; phone and electric provided to lot line, improved driveway and log gate entrance, with access by year-round County roads and private plowed roads	Whistler - Wilson Trust	Steve Kuehn	Box 3382, Telluride, CO 81435	370422	Vectra Bank	\$105,775	\$1,076
<u>Area</u> Specie Mesa												20500-92100			

Specie Mesa : Total Number of Sales: 3
Total Dollar Value of Sales: \$564,000

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