

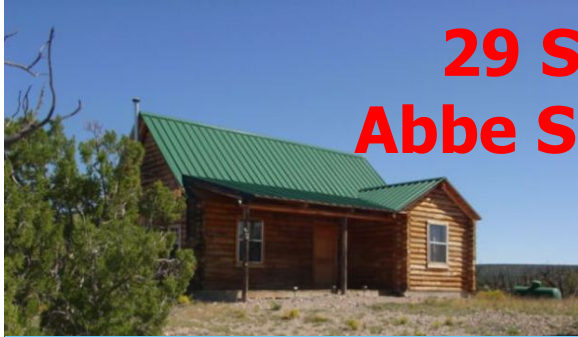


# OLD WESTLAND REALTY

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## 29 South Spirit Way Abbe Springs Subdivision



**30.241 Acres**

### CUSTOM IDAHO LOG CABIN

### PERFECT FOR A WEEKEND GET-AWAY

Approx. 17 Miles North of Magdalena

Natural vegetation with Juniper & Cedar Trees

Adjoining National Forest to the East

Abundant Wildlife - Elk, Deer to name but a few

360° Views

2 Bedroom (includes loft) and 1 bathroom (tub only)

Coleman Generator to power home and Well

#### UTILITY & TAX INFORMATION (+/-Average)

Electric	Some distance away – Generator is used to power house and well.
Propane	Yes (250 Gallon)
Well	505' Water depth 323' - 10 GPM
Septic	Yes
Pellets/Wood	Wood Free standing FP
Insurance	unknown
Association/Other Fees	\$150.00/year
Property Taxes	\$270.55 (2008)
MLS #	664949

Covenants & Restrictions do apply. However the restrictions are more "protective" than "restrictive". Please ask for a copy of the C&R's and judge for yourself.

#### DIRECTIONS

10 miles N. on State Rd. 169 (Paved)  
+/- 7 Miles N. on FR. 123  
Then East on private Subdivision Rd.

**REDUCED FOR QUICK SALE.....WAS**

**\$110,000.00 NOW Only**

**\$99,000.00**

All measurements are approximate. Information is subject to change & should be verified by Buyer.

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