



Gallaher Realty

ML-41MRE Grey

Gallaher Realty

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10.11

ACRES

**41 Brahman Rd.
Lot #41 Magdalena
Ranch Estates
+/- 2 Miles
West of Town**



Great Mountain Views

Native Vegetation

Established Trees

Rolling Hills and Flat land

ALREADY INSTALLED...

- 1500 G. SEPTIC SYSTEM...

Value +/- \$5500

- WELL (190FT. - 50GPM)...

Value +/- \$5700

- PRESSURE TANK & PUMP...

Value +/- \$3000

- FOUNDATION...

Value +/- \$3000

- ELECTRIC HOOKUP...

Value +/- \$2000

- PARTIALLY FENCED...

Value +/- \$1000

PRICE: \$58,000.00

**EST. \$20,000+
IN IMPROVEMENTS!**

WHAT A DEAL!

UTILITY & TAX INFORMATION (+/- Average)

Electric	Unknown Cost
Propane	None at this time
Well—Depth/Est. GPM	190', 50 GPM
Covenants & Restrictions	Yes
Association/Other Fees	None
Property Taxes	\$147.00 (2006)

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

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