



# OLD WESTLAND REALTY

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## 23 Wilderness Circle - Phase I - Tee Pee Ranches



**BREATHTAKING  
VIEWS**

**6.59 Acres**

**VIEWS ☺ ✓**

**PONDEROSA PINE TREES ☺ ✓**

**BUILDABLE ☺ ✓**

**AWAY FROM THE HUSTLE AND BUSTLE ☺ ✓**

**ASSORTMENT OF WILDLIFE IN AREA ☺ ✓**

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

|                        |                        |
|------------------------|------------------------|
| Electric               | None at this Time      |
| Propane                | None at this Time      |
| Well                   | None at this Time      |
| Septic                 | None at this Time      |
| Trash                  | County permit required |
| Association/Other Fees | \$50.00/LOT PER YEAR   |
| Property Taxes         | \$73.10 (2009)         |
| MLS #                  | 681605                 |

Covenants & Restrictions do apply, but don't rule these lots out because of this, as the restrictions are more "protective" than "restrictive".

Please ask for a copy of the C&R's and judge for yourself.

**PRICE: \$19,750.00**  
**(\$2,996.97/Acre)**

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

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