



# OLD WESTLAND REALTY

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MLS 491891

**ELBOW ROOM!**



**132 Dark Canyon Rd.  
80 Acres  
South of Magdalena**

**Just 15 Minutes from Magdalena**

7 Miles South on Hwy 107

1 Mile East on Forest Road 46



- 2001 Solitaire Manuf. Home
- Approved - Installation Permit
- Engineer approved Permanent Foundation

- **2128 S.F.**
- Great Room with **Fireplace**
- **Kitchen with Pantry, Work Island**
- Open Plan design
- **Formal Dining Room**
- **3-4 Bedrooms**
- **2 1/2 Baths**
- **Master suite with Walk-in Closet & full bathroom**
- Study
- **Utility Room**
- Large closets throughout
- **Fenced & cross fenced**



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

Electric	\$150-\$180/month
Propane	250 Gallons
Well—Est. Depth/GPM	605'/12 GPM
Septic	1200 Gallons
Association/Other Fees	None
Property Taxes	\$1202.13 (2008)

***360° Mountain Views!  
Elk, Deer, Antelope, Coyote!  
Covenants & Restrictions Apply***

**PRICE: \$285,000.00**

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

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