



Western Land and homes

DuBois **TBD, Highway 6 & 24, Rifle**



COMMERCIAL VACANT LAND!
13.69+/- Acres along Highway 6 & 24 just east of Rifle



\$1,100,000
Listed By:
Nella Barker
379.2700

This prime property is zoned "Commercial" and can be divided. Property offers 1.3 shares of Grand River Ditch and is inside county limits. This is a great place to start your business or subdivide.

Location	TBD, Highway 6 & 24, Rifle
Legal description	S11 T6 R93
Parcel Size	13.69+/- Acres
Topography	Flat, Treed
Use	Commercial
Water	Irrigation
Sanitation	Install Septic
Possession	DOD
Earnest Money	\$25,000
Taxes	\$297.28 2002
Price and Terms	\$1,100,000
MLS #	82827 GWS, 48235 Aspen
Listing Agent	Nella Barker Office 970.625.8375 Cell 970.379.2700 nella@rof.net

Due to the differences in measurement techniques, neither the Seller nor Agent can warrant the square footage of any structure or the size of any land being purchased. If square footage is a material consideration, the Buyer should verify all measurements, as the assessor's measurements are deemed unreliable.

Western Land & Homes, Elevating Real Estate

**111 E. 3rd Street Rifle, CO 81650
970.625-8375 FAX 970.625.8378**

While the information contained herein is deemed reliable, it cannot be guaranteed: Subject to errors, omissions, prior sale, changes or withdrawal without notice.