

**(970) 241-4000**  
**milyardteam.com**



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## Property Information for 916 18 Rd

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### **Basic Information:**

**\$2,995,000**

916 18 RD

Fruita CO 81521

MLS Number: 648207

See more information and photos for this property  
online

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### **Description**

**OUTSTANDING DEVELOPMENT OPPORTUNITY. PROPERTY FEATURES 3 PRIVATE LAKES, RIVER ACCESS. THE LARGE LAKE IS SET UP TO WATER SKI. TOTAL OF 150 ACRES - including open space. GREAT VIEWS OF COLORADO NATIONAL MONUMENT AND WEDDING CANYON & IRRIGATION WATER. DEVELOPMENT PLAN FOR 52 SINGLE FAMILY LOTS COMPLETELY APPROVED BY CITY OF FRUITA. NEXT TO ADOBE CREEK GOLF COURSE AND THE COLORADO RIVER. CLOSE ACCESS TO I-70. ALL INFORMATION...(read more online)**

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**Type** : Residential

**Lot Dimensions** : IRREGULAR

**Approximate Total Acres** : 150

**Approximate Irrigated Acres** : 30

**Horse Setup** : No

**Subdivision Name** : None

**Elementary School** : Shelledy Elementary

**Middle School** : Fruita Middle

**High School** : Fruita Monument High

**Water Supplier** : UTE

**Sewer Supplier** : CITY

**Gas Supplier** : XCEL

**Electric Supplier** : GVRP

**Listing Agent** : Joseph Tripoli

**Listing Office** : Re/max 4000, Inc

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