

**San Miguel County Real Estate Data**

**March, 2011**

**Vacant Residential Property Sales in San Miguel County**  
*(excluding Telluride, Mtn. Village, Ski Ranches, Aldasoro, and ALL Deed-Restricted Sales)*

Date of Recording	Legal Description	Selling Price	Area	Lot Size	Land Sq. Ft.	Land Cost per Acre	Special Features	Grantor	Grantee	Grantee Address	Lender	Loan Amount	Approx Tax/Year
Mar 8, 2011	SW4NE4, Sec 5 (42-10) AND a tract of land in the SE4NW4, Sec 5 (42-10), together with all water rights, if any, appurtenant	\$975,000	Wilson Mesa	49.35 Acres	2,149,686	\$19,757	49+ acre parcel on Wilson Mesa with access via Silver Pick Road; currently assessed as rural residential homesite, and zoned to permit construction of one single family home; open meadow rolling grassland with grove of aspen trees; located across county road from Many Ponies, and adjacent to Sound of Music Ranch with spectacular views of Wilson Peak	John von Eichhorn	Elk Run LLC (c/o Carolyn Doerle)	113 Kolh Dr., Broussard, LA 70518	John von Eichhorn	\$675,000	\$3,505
										<b>Reception #</b>		<b>Title Company</b>	
										416800		Land Title	
										<b>Schedule #</b>			
										10400-98608			
Mar 11, 2011	Lot 1 (Serenity), The Peninsula (part of Carstens Ranch South)	\$227,000	Specie Mesa	35.01 Acres	1,525,036	\$6,484	Single family homesite known as "Serenity" Lot 1 in subdivided area of Specie Mesa; rolling terrain with aspens, ponderosa, and fir, open meadow building site, and steep cliff extending down into canyon; private location with dramatic views from escarpment homesite; utilities provided include electricity and telephone cable to lot line	Ryan & Lori Langdon	Bonnie Ruth Bradshaw Trust	Box 97, Placerville, CO 81430			\$1,614
										<b>Reception #</b>		<b>Title Company</b>	
										416880		Land Title	
										<b>Schedule #</b>			
										20500-88001			
Mar 22, 2011	79% interest ONLY in Lot 2, Sec 1 (44-10)	\$20,000	Hastings Mesa	79% of 35.1 Acres = 27.729 Acres	1,207,875	\$721	79% interest ONLY in 35-acre parcel located on Hastings Mesa to N of Cradle Park and San Juan Vista subdivisions; Land suitable for one single family homesite under county zoning, and currently taxed as dry grazing land (NOTE: NOT good comparable, NOT arm's length transaction, and probably does not reflect current market value)	Manchester Investment Group (by Frederick Stemmler)	Stemmler Family Trust (by Frederick Stemmler)	Box 1230, Ridgway, CO 81432			\$13
										<b>Reception #</b>		<b>Title Company</b>	
										417028		Other	
										<b>Schedule #</b>			
										10400-10211			
Mar 22, 2011	Lot 2, Redcliffe Estates, Filing 2	\$150,000	Fall Creek	.2224 Acres	9,688	\$674,460	Single family homesite in Fall Creek situated in subdivided area above Blue Jay Cafe; sloping wooded lot with level building sites, and utilities available; W-facing red rock canyon views (NOTE: price reflects NO commission)	E.W. Andrews Investments LP	Christopher Lawson	4409 Chestnut St., Bathesda, MD 20814			\$1,446
										<b>Reception #</b>		<b>Title Company</b>	
										417038		Alpine Title	
										<b>Schedule #</b>			
										10400-90225			

**Total Number of Sales: 4**  
**Total Dollar Value of Sales: \$1,372,000**