

## PRIVATE FISHING RETREAT

Hidden by mature evergreens, this three and one-half acre site is complimented with over 700 feet of prime Crystal River frontage. The south facing exposure offers all day sun along with exceptional views of National Forest and the Raggeds Wilderness Area. The driveway is in and power will be brought to the site. Your own private fishing preserve. **\$320,000**

**PRICE:** \$320,000

**LOCATION:** Marble

**HIGHLIGHTS:** Riverfront views, additional stream, very private.



"CHECK OUT THIS PRIME RIVER FRONT SITE IN THE UPPER CRYSTAL." - Jeff



**Jeff Bier**  
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385 Redstone Boulevard, Redstone



**DETAILS:**

STREET ADDRESS: TBD County Road 3  
 LEGAL DESCRIPTION: Lot 3, Darien River Subdivision  
 CITY: Marble  
 COUNTY: Gunnison  
 SQUARE FOOTAGE:  
 Lot SF: 161,172 square feet  
 (Per Assessor)  
 Lot Acreage: 3.7 acres (Per Assessor)  
 ALLOWABLE FAR:  
 UTILITY SERVICES:  
 Water: Well to be drilled;  
 Augmentation plan in place  
 Sewer: Septic  
 Electric: Holy Cross  
 Gas: Propane available  
 ACCESS: Paved/County Road  
 PROPERTY TAXES: \$5.40/yr (2009)  
 ELEVATION: 7,800 Feet  
 PRICE: \$320,000  
 TERMS: Cash or New Loan  
 POSSESSION: Date of Delivery of Deed  
 EARNEST MONEY: \$10,000 Payable to Mason Morse  
 MLS #: 116237

**ADDITIONAL FEATURES:**

- 750 feet of prime river frontage
- Driveway is in
- Power to be on site
- Spring fed stream on property
- Forested with mature growth trees
- Beautiful views of Raggeds Wilderness

**POSSIBLE USE:**

- Riverfront fishing cabin

**DOCUMENTS ON FILE:**

- Survey
- CC & R's

**DIRECTIONS:**

Property is located approximately 300 yards before Marble airstrip. Driveway on right with sign. Locked chain across driveway.

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



NOTICE TO PROSPECTIVE PURCHASERS: Mason & Morse Real Estate, its agents and brokers are acting as agents of the Seller with a responsibility to represent the Seller's interests. \*Square footage of improvements was obtained from the Assessor's office. (County records are probably unreliable). Prospective purchasers are advised to verify this information through actual measurement of any improvements.

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