

VIEWS FOREVER...

Located high above Marble on Prospector Trail, these three lots offer amazing views of the Raggeds and surrounding peaks. Excellent solar potential enhances this off-grid parcel and the 1.99 acres borders National Forest to the West. Very private setting for that weekend get-away. **\$69,000**

PRICE: \$69,000

LOCATION: Marble Ski Area #4

HIGHLIGHTS: Wonderful views, private, quiet, borders National Forest and priced right!



"GREAT, ACCESSIBLE CABIN SITE!" - Jeff



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m a s o m o r s e

THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone
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DETAILS :

STREET ADDRESS: TBD Prospector Trail
 LEGAL DESCRIPTION: Lots: 39, 40, 41, Marble Ski Area #4
 CITY: Marble
 COUNTY: Gunnison
 SQUARE FOOTAGE:
 Lot Acreage: 1.99 acres (Per Assessor)
 Lot SF: 86,684 square footage (Per Assessor)

UTILITY SERVICES:
 Water: Drill Well
 Sewer: Septic
 Electric: None
 Gas: Propane (Various)

WATER RIGHTS: None
 MINERAL RIGHTS: None
 ACCESS: Seasonal Road
 PROPERTY TAXES: \$777/yr (2008)
 ELEVATION: 8,500 Feet
 PRICE: \$69,000
 TERMS: Cash
 POSSESSION: Date of Delivery of Deed
 EARNEST MONEY: \$5,000 Payable to First Gunnison Title

MLS #: 115975

PROPERTY FEATURES:

- Excellent views
- Very private, very little traffic
- Borders National Forest

POSSIBLE USE:

- Cabin site
- Single family residence

DOCUMENTS ON FILE:

- Plat

DISCLOSURES:

- Off grid

ADDITIONAL INFORMATION:

- Seller will consider financing to a qualified Buyer

DIRECTIONS:

Take Serpentine Trail to Prospector, 2nd to last switchback, sign on left.

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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.

