

WHAT A VIEW!

With absolutely stunning views of Huntsman Ridge, two National Forests and "The Raggeds" this 54 acre parcel is ideal for your get-away cabin. A new driveway accesses the ten-acre building envelope which allows numerous choices for improvements. Aspen forests, open grassy meadows and stands of mature mountain oak support a large wildlife population. **\$239,000**

PRICE: \$239,000

LOCATION: Somerset, East Bull Mountain Ranch

HIGHLIGHTS: Outstanding views, easy access, great sun, very private.



"JUST A SHORT DRIVE OVER MCCLURE PASS...YET A WORLD AWAY." - Jeff



Jeff Bier
EcoBroker®

Broker Associate
970.963.1061 office
970.379.0523 cell
jeffbier@masonmorse.com
www.mountainproperties.com

m a s o m o r s e
THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone



DETAILS:

STREET ADDRESS: TBD East Bull Mountain
 LEGAL DESCRIPTION: Parcel 7, East Bull Mountain Ranch
 CITY: Somerset
 COUNTY: Gunnison
 SQUARE FOOTAGE:
 Lot Acreage: 54 acres (Per Assessor)
 UTILITY SERVICES:
 Water: Well to be drilled
 Sewer: Septic to be installed
 Electric: Generator / Solar
 Gas: Propane available
 WATER RIGHTS: None
 MINERAL RIGHTS: None
 ACCESS: Private ranch road
 PROPERTY TAXES: \$22/yr (2007)
 PRICE: \$239,000
 TERMS: Cash or possible owner finance
 POSSESSION: Date of Delivery of Deed
 EARNEST MONEY: \$10,000 Payable to Stewart Title
 MLS #: 107090
 Elevation: 7,500 Feet

PROPERTY FEATURES:

- Private setting with huge views of Raggeds Wilderness
- Easy access from Highway 133
- 80-acres of open space
- Mix of aspen and oak

ADDITIONAL FEATURES:

- Private ranch road in excellent condition
- 10-acre building envelope

POSSIBLE USE:

- Family get-away cabin
- Weekend retreat

DOCUMENTS ON FILE:

- Plat map
- HOA covenants

DISCLOSURES:

- Snowmobile or ski access only in winter

DIRECTIONS:

15 miles south of Redstone over McClure Pass, just past the Colbran turnoff. East Bull Mountain is on the right side of Highway 133; watch for the green gate with subdivision sign and Mason Morse sign.

Jeff Bier
 EcoBroker®

Broker Associate
 970.963.1061 office
 970.379.0523 cell
jeffbier@masonmorse.com
www.mountainproperties.com

* 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.



m a s o m o r s e

THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone