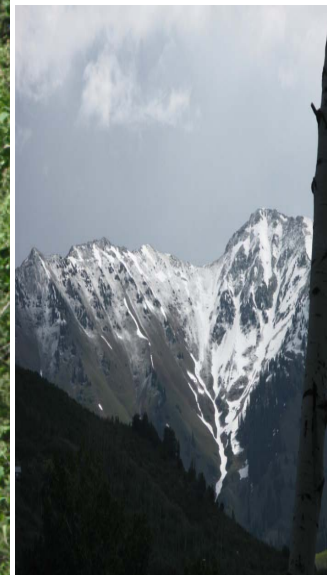


RELAXING SITE IN THE FOREST

Bordering National Forest this 1.8 acre lot has never been offered for sale. Access, power and phone are at the site, views are outstanding and the privacy is complete. Near Marble with year-round back country access and a fabulous alpine setting, the lush greenery of the lot emphasizes the mountain lifestyle. This new lot is stunning! **\$165,000**

PRICE: \$165,000

LOCATION: Replat of Crystal River Filing



"THIS NEW LOT IS STUNNING " -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

0290 Highway 133, Carbondale



DETAILS:

STREET ADDRESS: TBD Milton Way
 LEGAL DESCRIPTION: Lot 3, Replat of Crystal River
 Filing MSA
 CITY: Marble
 COUNTY: Gunnison
 SQUARE FOOTAGE:
 Lot SF: 80,150 square feet (Per Assessor)
 Lot Acreage: 1.84 acres (Per Plat)
 UTILITY SERVICES:
 Water: Well
 Sewer: Septic
 Electric: Holy Cross
 Gas: Propane
 WATER RIGHTS: None
 MINERAL RIGHTS: None
 ACCESS: Private
 PROPERTY TAXES: TBD/yr (2008)
 PRICE: \$165,000
 TERMS: Owner Will Finance
 POSSESSION: Date of Delivery of Deed
 EARNEST MONEY: \$10,000 Payable to Stewart Title
 MLS #: 111655
 ELEVATION: 7,900 Feet

PROPERTY FEATURES:

- Heavily wooded offering privacy and seclusion
- Borders National Forest
- Underground utilities

POSSIBLE USE:

- Vacation home
- Permanent residence

DOCUMENTS ON FILE:

- Survey
- Plat

DIRECTIONS:

Turn at airstrip, cross bridge and turn left, stay to left crossing Milton and Raspberry Creeks, follow signs.

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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.

