

MINUTES FROM REDSTONE!

Situated at the foot of the Raggeds Wilderness, this 80-acre parcel is complimented by early water rights, two live streams and National Forest boundary. The property includes an original homestead cabin, fencing, seasonal access and outstanding views. The adjacent 220-acre ranch is also available for purchase. **\$800,000**

PRICE: \$800,000

LOCATION: Crystal River

HIGHLIGHTS: Pastures, trees, views, water rights, two streams and privacy.



"ONLY A SHORT DRIVE FROM REDSTONE, THIS IS A WONDERFUL GET-AWAY" - Jeff Bier



Jeff Bier
EcoBroker®

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

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THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone



DETAILS:

STREET ADDRESS: TBD Highway 133
LEGAL DESCRIPTION: E1/2, SE ¼, SEC 32,
T11S, R89W, 6thPM
CITY: Somerset
COUNTY: Gunnison
ELEVATION: 7,200 Feet
ACREAGE:
Lot: 80-acres (Per Assessor)
UTILITY SERVICES:
Water: Well to be drilled
Sewer: Septic to be installed
Electric: None
Gas: None
WATER RIGHTS: Yes
ACCESS: Four Wheel Drive
PROPERTY TAXES: \$35.12/yr (2007)
PRICE: \$800,000
TERMS: Cash
POSSESSION: Date of Delivery of Deed
EARNEST MONEY: \$25,000
MLS #: 107801

DIRECTIONS:

Locked gate off Highway 133, map in listing office.

RANCH FEATURES:

- Irrigated and fenced pasture
- Borders National Forest
- Two mountain streams flow through property

ADDITIONAL FEATURES:

- Original homestead cabin
- Wonderful creek side glades and meadows
- Waterfall
- Phone service on property

POSSIBLE USE:

- Horse property
- Recreation and hunting

INCLUSIONS:

- Early water rights
- Irrigated meadows
- Old homestead cabin

DOCUMENTS ON FILE:

- Map
- Water rights

DISCLOSURES:

- Easement
- Seasonal access

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