



11.64 Acres

\$58,000

San Juan County, Colorado

landresellers.com/properties/a6332e5615c



Property Details

Property Types: Land, Patented Mining Claims

State: Colorado

County: San Juan County

City: Animas Forks

Price: \$58,000

Total Acreage: 11.64

Property ID: Monte Cristo lode & ext

Property Address: Engineer Pass Road, Animas Forks, CO

APN: MS# 1703. 1704

GPS: 37.95741935668, -107.57450975985

Roads: 4wd

Power: No

Taxes: \$131

Seller Fees: 90

Monte Cristo Lode and Monte Cristo Ext 2 adjoining parcels Engineer pass road Denver Lake across road

- **SIZE:** 4.32 acres + 7.32 acres = 11.64+/- acres
- **APN#:** MS# 1703, 1704
- **LEGAL DESCRIPTION:** Monte Christo Lode & Monte Cristo Extension
- **STATE:** Colorado
- **COUNTY:** San Juan
- **GENERAL LOCATION:** About 18 miles North of Lake City on County Road 110, aka. Alpine Loop
- **DRIVING DIRECTIONS:** From Silverton Go North on County Road 110 towards Eureka and Animas Forks. You will reach a split in the road, just before Animas Forks, take the right road towards Cinnamon, & Engineer Passes. Continue on the road to Engineer Pass. Do Not turn on the road to Cinnamon Pass. Cinnamon Pass will be the 1st junction you pass after the Animas Forks split. Continue towards Engineer Pass until you reach the lake on the left side of the road. This is Denver Lake.
- **GENERAL ELEVATION:** 12,400-12,600
- **GENERAL INFORMATION:** adjoins Monte Christo extension. No road to property must hike and Climb. Old mining road just below property.
- **TYPE OF TERRAIN:** steep
- **ZONING:** Alpine/mining
- **POWER:** No
- **PHONE:** No
- **WATER:** no.
- **SEWER:** No..
- **ROADS:**
- **PROPERTY TAX:** \$131 a year
- **CLOSING/DOC. FEES:** \$90
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **PLAT MAP:** MAP
- **PHOTOS:** More Pics
- **TITLE INFORMATION:** Free and clear
- **FINANCING INFO and PURCHASE INFO**

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1881.com Investments
www.1881.com
Austin, TX 78727

5124789999
land@1881.com

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