



**65.26 Acres**

**\$249,000**

**Gunnison County, Colorado**

landresellers.com/properties/8ebb1e6d624



## Property Details

**Property Types:** Land, Patented Mining Claims

**State:** Colorado

**County:** Gunnison County

**City:** Powderhorn

**Price:** \$249,000

**Total Acreage:** 65.26

**Property ID:** gunnison 8 patented

**Property Address:** Powderhorn, CO

**APN:** various

**GPS:** 38.324639008196, -107.14987071164

**CCRs:** none

**Association Fees:** none

**Roads:** 4wd

**Power:** No

**Taxes:** \$1,335

**Seller Fees:** 90

Gunnison County

Land \* Real Estate

### 8 patented Mining Claims

- SIZE: 65.26 +/- acres total
- APN#: R012226 \* Schedule # 405100000017
- LEGAL DESCRIPTION: SPACK, QUAIL, LITTLE ANNIE, CHOCOLATE, BESSIE, GOLD COIN, ALL #10232, MABEL #11199, JASPER #11198, GOOSE CREEK M.D SEC 18 47N2 & SEC 13 47N3W B571 P823
- Parcels: ASPER MS #11198 = 9.41 AC PATENT P115 P253
- MABEL MS #11199 = 9.89 AC PATENT P121 P301
- BESSIE MS #10232 = 10.33 AC PATENT P121 P257
- GOLD COIN MS #10232 = 4.93 AC PATENT P121 P257
- CHOCOLATE MS #10232 = 6.76 AC PATENT P121 P257
- LITTLE ANNIE MS #10232 = 8.85 AC PATENT P121 P257
- QUAIL MS #10232 = 8.28 AC PATENT P121 P257
- SPACK MS #10232 = 6.81 AC PATENT P121 P257
- STATE: Colorado
- COUNTY: Gunnison
- GENERAL LOCATION: about 19 miles SW of Gunnison. about 22.25 miles N-NE of Lake City
- GPS (approx. ): center: 38.324336 , -107.149978
- GENERAL ELEVATION: 8500 ft - 9050 ft.
- GENERAL INFORMATION: 90% Surrounded by BLM lands. No restrictions. No covenants. Camp, RV, Build. Mountainous terrain. Trees.
- TYPE OF TERRAIN: Mountainous
- ZONING: check with county for your intended usage.
- POWER: NO
- PHONE: NO
- WATER: no. would need to install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$1335 for all 8 a year
- CLOSING/DOC. FEES: \$90.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- TITLE INFORMATION: Free and clear
- Owner financing available.
- No Qualifying. No Credit Checks.
- Gps/lats/longs coordinates are provided as a tool to assist the Buyer.

- Use the maps to confirm.
- BUYER TO VERIFY listings' GPS coordinates

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## Seller Information



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