



**8.99 Acres**

**\$55,000**

**Hinsdale County, Colorado**

landresellers.com/properties/04848aae6fa



## Property Details

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

**State:** Colorado

**County:** Hinsdale County

**City:** Lake City

**Price:** \$55,000

**Total Acreage:** 8.99

**Property ID:** FX Aubrey

**Property Address:** Engineer Pass road, Lake City,  
CO

**GPS:** 37.972939418955, -107.5797123811

**Roads:** 4wd

**Taxes:** \$90

**Seller Fees:** 90

FX Aubrey

### Patented mining claim

#### Palmetto gulch near Engineer pass

- SIZE: 8.99 +/- acres
- APN#: MS# 852
- LEGAL DESCRIPTION: Flower of the San Juan Lode mining Claim USMS#855 Galena Mining District
- STATE: Colorado
- COUNTY: Hinsdale
- GENERAL LOCATION: about 19 miles west of Lake City via the Engineer Pass road
- DRIVING DIRECTIONS: From Lake City, take Engineer Pass road for 18-19 miles west.
- GENERAL ELEVATION: 12,500-12,700 ft.
- GENERAL INFORMATION: Palmetto Gulch runs through the property. Pristine Mountain Beauty. Borders BLM lands.
- TYPE OF TERRAIN: sloping with level areas
- ZONING: vacant land
- POWER: no
- PHONE: no
- WATER: stream through parcel
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$90 a year
- CLOSING/DOC. FEES: \$90.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- PLAT MAP: Topo Map
- TITLE INFORMATION: Free and clear
- Outside Info Links: Engineer Pass & Area Info ; Video of Area
- FINANCING INFO and PURCHASE INFO

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## Seller Information



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

5124789999  
land@1881.com

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