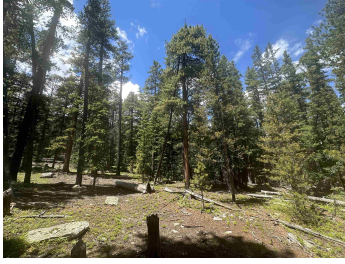


PROPERTY ESSENTIALS

MLS #	801265	Class	LAND
Status	Active	Type	Mining Claim
Asking Price	\$35,900	Apx.Total Acres	10.330
Address	TBD Evenden	Price/Acre	\$3,475.31
City	Pitkin		
County	Gunnison		
State	CO		
Zip	81241		
Area	Gunnison Rural		
Non Branded	Non Branded		
Virtual Tour	Virtual Tour		

**LISTING DETAILS**

Listing Agent 1	Leslie A Musselmann - C: 970-209-8221	Original Price	\$39,900
Listing Office 1	Vision Real Estate Investments - O: 970-209-8221	REO/Lender Owned	No
Board Name	MONTROSE ASSOCIATION OF REALTORS	Possible Short Sale	No
Seller Licensed Y/N	No	EM Deposit \$	3000
Listing Agreement	Exclusive Right to Sell	EM Holder	Title Company of Rockies
Agency Relationship	Seller's Agent	Preferred Title Comp.	Title Company of The Rockies
Owner Name	Twin Rocks	Possession	Closing
Buyer Agency Prcnt/\$	3	Exchange/Trade Y/N	No
Variable Rate Y/N	No	Listed in other Class Y/N	No
Limited Service Y/N	No	Sale/Rent	For Sale
Listing Date	2/27/2023	Assoc. Doc. Count	0
Expiration Date	8/31/2023	Picture Count	18
Input Date	2/28/2023 3:46 PM	Days On Market	147
Update Date	7/24/2023	Cumulative DOM	147
Status Date	3/3/2023	Listing Visibility Type	MLS Listing
HotSheet Date	7/24/2023	Input Date	2/28/2023 3:46 PM
Price Date	7/24/2023		
Update Date	7/24/2023 10:20 AM		

PROPERTY DETAILS

Subdv Name	None	Water Front	No
Legal/Lot	EVENDEN NO.2 LODGE MINING CLAIM, U. S. SURVEY	Modular/Mobile Allow	No
Block	#8324, ACCORDING TO THE UNITED STATES PATENT THEREOF, TIN CUP MINING DISTRICT COUNTY OF GUNNISON STATE OF COLORADO	Income Producing	No
		Horse Setup	No
Acres Source	Assessor	Elem. School	Out of Area
Price/Sqft	\$0.08	Middle School	Out of Area
Access	Seasonal	High School	Out of Area

UTILITIES/RIGHTS

Water Supplier	None	Sewer Tap Avail	No
Water Tap Avail	No	Sewer/Septic In	No
Water Tap Installed	No	Sewer Paid	No
Water Tap Paid	No	Sewer Supplier	Septic
Water Well	No	Gas Supplier	None
Mineral Rights	Unknown	Electric Supplier	None
Water Rights/Irrig.	No		

PARCEL/TAX/HOA

Parcel ID #	342719000011	HOA Y/N	No
Realist ID	342719000011	Covenants Y/N	NO
Tax Account ID	R030641	FIPS Code	08051
Tax Year	2021		
Total Taxes \$	362		
Special Assemnt Y/N	No		

MARKETING INFO

IDX Include	Y	Client Hit Count	37
TRANSMIT TO REALTOR.COM	Yes	Agent Hit Count	67
Public MLS Sites Y/N	Yes	VOW Include	Yes
Branded Virtual Tour	Branded Virtual Tour	VOW Address	Yes
Branded Virtual Tour 2	Branded Virtual Tour 2	VOW Comment	Yes
		VOW AVM	Yes
		Sign on Property Y/N	No

FEATURES

CURRENT PROPERTY USE

Recreation
Mountain Recreation

POSSIBLE PROPERTY USE

Residential Single Family
Mountain Recreation
Other-see remarks
Dry Land
Grazing(no irrigation)
Horses
Hunting
Recreation

ZONING

Residential Single Family

LOT SIZE/ACREAGE

5-10 Acres

PROPERTY DESCRIPTION

Wooded Lot
Off Grid

LIVESTOCK ALLOWED

Cattle
Horses
Other
Poultry
Sheep
Swine

DOMESTIC WATER

None

DOMESTIC SEWER

None

STREET DESCRIPTION/ACCESS

County
Seasonal
Gravel
No Winter Maintenance

DOCUMENTS ON FILE

Legal Description

DISCLOSURES

Pets Allowed

SHOWING INSTRUCTIONS

No Sign

TERMS

Cash
Conventional

AVAILABLE FOR AUCTION

No

DIRECTIONS

Directions Head out of Pitkin on rd 551 (Cumberlin pass snowmobile ski Trail 9s765) continue on to Tincup. Property lies before Tincup. Turn off of Cumberlin pass on to Duncan Flats snowmobile Trail. Approx 2 miles.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Serious privacy included here! This mining claim sits in rural Gunnison County. Great spot to get away from it all when you need a break. If you like outdoor activities, you have your choice. In the summer enjoy hiking, horseback riding, ATV-ing and more. Winter time gives you the chance to enjoy the Duncan Flats Trail which is the snowmobile trail that runs right through the property. When you get to the property, enjoy snowshoeing, cross country skiing or just make some snow angels with the kids. Witness the picturesque Colorado Rocky Mountains blanketed in snow as well as amazing wild flowers in the summer. 10+ acres gives you space to build your mountain log cabin or just enjoy camping on your own property. Seasonal access only but if you have a snowmobile you can get there right now. Great price for this one - get it now and be ready for camping this summer!

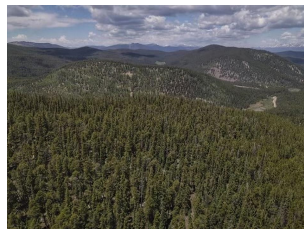
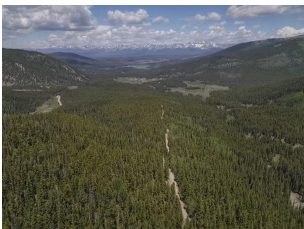
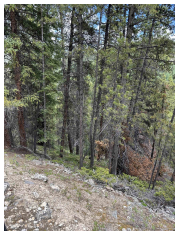
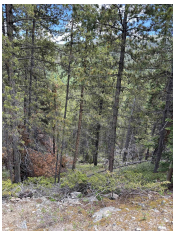
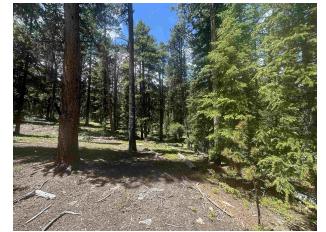
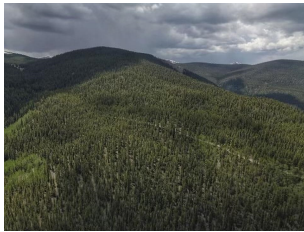
AGENT CONFIDENTIAL REMARKS

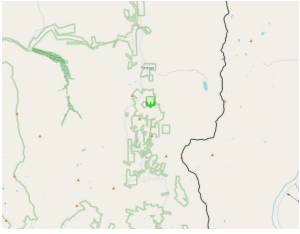
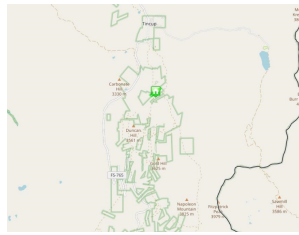
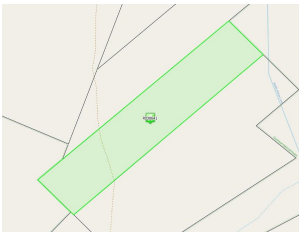
Agent Confidential Remark No commissions paid on sellers concessions. Agent is a CTMe user so please integrate offer if possible. Property is off grid. Info is deemed reliable but not guaranteed. Buyer to verify all information.

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions vacant land - go anytime. Seasonal access only.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.