

CLIENT PHOTO 1



MLS # **750375**
 Class **LAND**
 Type **Residential**
 Asking Price **\$245,000**
 Address **1 Castle Drive**
 City **Gunnison**
 Status **Active**
 Sewer Tap Avail **No**
 Sewer/Septic In **No**
 Sewer Paid **No**
 Water Tap Avail **No**
 Water Tap Installed **No**
 Water Tap Paid **No**
 Mineral Rights **No**
 Modular/Mobile Allow **No**



Prepared Courtesy of: Reggie Masters - C: 970-596-3568

General Info

Subdv Name **Star Mountain Ranch**
 County **Gunnison**
 Elem. School **Open Enrollment**
 Middle School **Open Enrollment**
 High School **Open Enrollment**
 Fronts
 Lot Dimension
 Lot Dim. Source
 Apx.Total Acres **35.28**
 Irrigation/Water District

Financial

Special Assmnt Y/N **No** EM Deposit \$ **5,000.00** Possession Preferred Title **Upon Closing**
 Tax Year **2019** Comp. **Gunnison County Abstract Company**

Features

CURRENT PROPERTY USE **Grazing(no irrig.), Ag /Livestock** TERMS **Cash, Other**
 PROPERTY DESCRIPTION **Wooded Lot, Cul-de-sac**
 UTILITIES **Electricity, Phone**
 DOMESTIC WATER **Cistern**
 DOMESTIC SEWER **Septic**
 STREET DESCRIPTION **County, Private, Gravel,**
 /ACCESS **Other**

Remarks

Views! Privacy. spectacular 35+ acre homesite with unobstructed views of The Castles, the Anthracite Range and more. Private location at end of cul-de-sac in gated community offers peace and privacy with year round access. Small pond, maybe seasonal. Enjoy FISHING RIGHTS on Carbon Creek, in the 300 acre common area, as well as common horse pasture. The Ohio Creek Valley is one of the most spectacular areas of Gunnison County. Just a short drive to Crested Butte in summer. This location is a