

Customer w/Gallery

  (2)		L221619A		14582 CR240, Salida CO 81227		L \$59,900 ☐	
		Area:		1 - Salida			
		Subdiv:		None		Tot Acres: 73.31	
		Yr Built:				Year Rem/Adj:	
		Taxes Ann:		891		Tax Yr: 2009	
		Flood Plain:		No		Watershed: No	
Schedule #:		352932100853					
Lot #:		N/A		Lot Dim:		Irregular	
IDX:		Yes		Gate Key:		No	
Internet Addr.:		Yes		Brochure Box:		No	
Prop Assoc:		No		Fin Int:		No	
Com Split Cd:		4.0 EA: Yes		Annual HOA Fee:		\$0	
Filing #:		N/A		Improvements:		None	
Covenants:		No		Lockbox:		No	
Legal:		LENGTHY - SEE FILE					
Special Features:		Ample Parking , Mining Claim					
Utilities:		Other-See Remarks					
Terms:		Cash , New Loan , Owner Finance					
Source of Measure:		Public Records					
Lot Description:		Borders Nat. Forest , Mountainous , Mountain Views , Part Wooded , Remote , Rock Out croppings , Treed , Water View					
Perm. Bk Rem: Directions: Hwy 50 West to CR240. Stay on CR240 to timberline, look for remnants of cabin on right. (east side of road above Billings Lake)							
Remarks: MAJOR PRICE REDUCTION!! Over 70 acres surrounded by National Forest. Top of the world views of the North Fork drainage, and Billings Lake. Enjoy Colorado high country recreation from your private mountain getaway site. Snowmobile access in winter. No utilities. Great cabin or camp site.							
		Prepared by: Jon Adams		Email : adams@firstcolorado.com			
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		PO Box 749		Agt. Ph# : (719) 207-3666			
		Salida, CO 81201		Cell Ph# : (719) 207-3666			
- - - Information herein deemed reliable but not guaranteed							

Photo Gallery MLS# [221619A](#)

--- Information is not guaranteed and should be verified ---

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NORTH FORK MINING CLAIMS – ANSWERS TO COMMON QUESTIONS

ACCESS:

From Hwy 50: 4 to 5 miles on a county maintained road then 6 to 7 miles on a Forest Service road. Forest Service road is closed in winter. The only realistic access to the property in winter is via snowmobile. It is not feasible to maintain the road. During summer months the Forest Service portion of the road can be traveled in a high clearance 2wd vehicle in most conditions. Travel during late fall, early spring, or times of heavy rain may require 4wd. Average travel time from the highway – 45 minutes to an hour.

On average snowfall will close off access from late October or November until end of May or June.

ELEVATION

Approximately 12,000 – 12,600 feet above sea level.

MINERAL RIGHTS:

According to the most recent title review the mineral rights are included. This would have to be verified with updated title review which is covered in the Colorado contract to buy real estate.

RESTRICTIONS:

This is a patented mining claim so it includes the surface estate (the land). The only known restrictions are Chaffee County building and zoning codes.

SURVEY:

There is not a current survey of the property. If a survey is important it is recommended you contact a local surveyor to get an estimate of the cost.

UTILITIES:

Distance to Electricity: 6-8 miles

No well or septic in place. May not be able to get a well truck to the property to drill a well. There are no other wells or homes within 6 to 8 miles.

WILDLIFE

Wildlife commonly seen in immediate area include elk, mule deer, mountain goat, Rocky Mountain sheep, and other smaller animals. The property is located in game management unit 56 which is a draw unit. Trout fishing in the area includes Billings Lake; approximately 400 to 500 yard walk from the property, North Fork Reservoir; approximately 1 mile drive from property, Island Lake; approximately 1 mile hike from the property, and stream and beaver pond fishing all along North Fork Creek.