

Customer w/Gallery






 		L221619A		14582 CR240, Salida CO 81227		L \$59,900 <input type="checkbox"/>	
		Area:	1 - Salida	Tot Acres:	73.31		
		Subdiv:	None	Year Rem/Adj:			
		Yr Built:		Tax Yr:	2009		
		Taxes Ann:	891	Watershed:	No		
		Flood Plain:	No				
		Schedule #:	352932100853				
Lot #:	N/A	Lot Dim:	Irregular				
IDX:	Yes	Gate Key:	No	Sign:	Yes		
Internet Addr.:	Yes	Brochure Box:	No				
Prop Assoc:	No	Fin Int:	No				
Com Split Cd:	4.0 EA: Yes	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.							
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- - - 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 Salida, Colorado travel west on Hwy 50 approximately 10 miles to County Road 240. Continue 4-5 miles on the county maintained road then 6-7 miles on a Forest Service road. The Forest Service road is closed in winter. The only realistic access to the property in winter is via snowmobile the last 6-7 miles. 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 – 45 minutes to an hour. The last 6-7 miles will take approximately 45 minutes in good conditions.

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

It is not feasible to improve the road for smoother travel or to maintain the road in winter. This property is not suitable for year round living.

It is recommended that a prospective buyer speak with the local Forest Service Office and the Chaffee County Building Department regarding any access or use restrictions during the due diligence period.

HUNTING

The property borders National Forest in unit 56 which is a draw unit. Mule deer and elk are abundant in the North Fork basin below the property and sheep goats are often seen in the upper elevations. The property would make a great base camp location for hunting in this area up until the snowfall accumulates enough to make travel difficult. In most years the property will be accessible until late October or mid to late May.

MAPS

Please see the MAPS/GOOGLE EARTH link on the website for location and approximate boundary information.

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. It is not known what mineral was assumed to be on the property and we have no records regarding any mining activity on the property. The property is being marketed as a recreational property with mineral rights included. The possibility of actually mining the property would be dependent on the scale of mining activity and current laws and regulations pertaining to mining activity. It is recommended that anyone interested in mining contact the Bureau of Land Management to gain an understanding of these regulations.

RESTRICTIONS:

This is a patented mining claim so it includes the surface estate (the land) so the construction of cabins, sheds, etc is permitted. The only known restrictions are Chaffee County building and zoning codes. It is recommended that a prospective buyer speak with the local Forest Service Office and the Chaffee County Building Department regarding any access or use restrictions during the due diligence period.

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.