

Mountain Off Grid Cabin for Sale
11395 CR 2-TT
Gunnison, CO 81230

\$799,000
155± Acres
Saguache County



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Gunnison, CO / Saguache County

SUMMARY

Address

11395 CR 2-TT

City, State Zip

Gunnison, CO 81230

County

Saguache County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

38.605556 / -106.521404

Dwelling Square Feet

2176

Bedrooms / Bathrooms

2 / 2

Acreage

155

Price

\$799,000

Property Website

<https://aspenranchrealestate.com/property/mountain-off-grid-cabin-for-sale-saguache-colorado/37160/>



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PROPERTY DESCRIPTION

Colorado Mountain Off-Grid Cabin on 151 Acres Surrounded by BLM and National Forest

Few properties can compare to the improvements and location of this mountain property just south of Gunnison, Colorado. Conveniently located in Saguache County, regulations are much more relaxed compared to Gunnison County.

The Details:

- 155 acres
- 2,176 square feet
- 3 stories
- Spring water
- Propane
- Gas generator / batteries
- 2 bedrooms
- 2 bathrooms
- Large porch
- Stunning Views
- GMU 67
- Nearby Blue Mesa Reservoir - Fishing/boating
- 10 miles to highway access
- 20 miles to Gunnison

Real Estate Improvements

The real estate improvements are a 2,176 square foot cabin built with large wood beams, and artfully finished. Dark, stained floors accent the natural wood colors and large windows on the North and South sides of the home, with tremendous views of the mountains to the North, almost where you can see the town of Crested Butte. The loft in the upstairs has stunning views of the southern public lands that surround the property. The main floor has two large bedrooms, each equipped with their own bathrooms, and a very large main living area attached to an expansive porch for gathering. The kitchen has a large 6-burner Vulcan propane stove and oven, making large meals and hosting an easy task.

The living area is perched atop the large walk-out basement, with two large barn doors containing a massive basement area, large enough to fit the backhoe, jeep, atvs, hi-lift, and more. This cabin has plenty of storage and workshop space for any craftsman.

Additional Info:

The home is fed domestic water from a nearby spring that has been decreed, and piped to the cabin. For electricity, the sellers have solar batteries and a gasoline generator located in a small shed just outside.

The property is south of Gunnison, Colorado off County Road 2-TT. It's a total of 151 acres, completely surrounded by public lands. It's approximately 10 miles from the highway turn off, and another 10 miles to Gunnison from there. Realistically it takes about 30 minutes to get to town.

Hunting is great in GMU 67, and fishing is fantastic at the nearby Blue Mesa reservoir, and fly fishing is world-class just up the road on the Taylor River. For a stunning summer and winter recreational property, you don't want to miss this one.

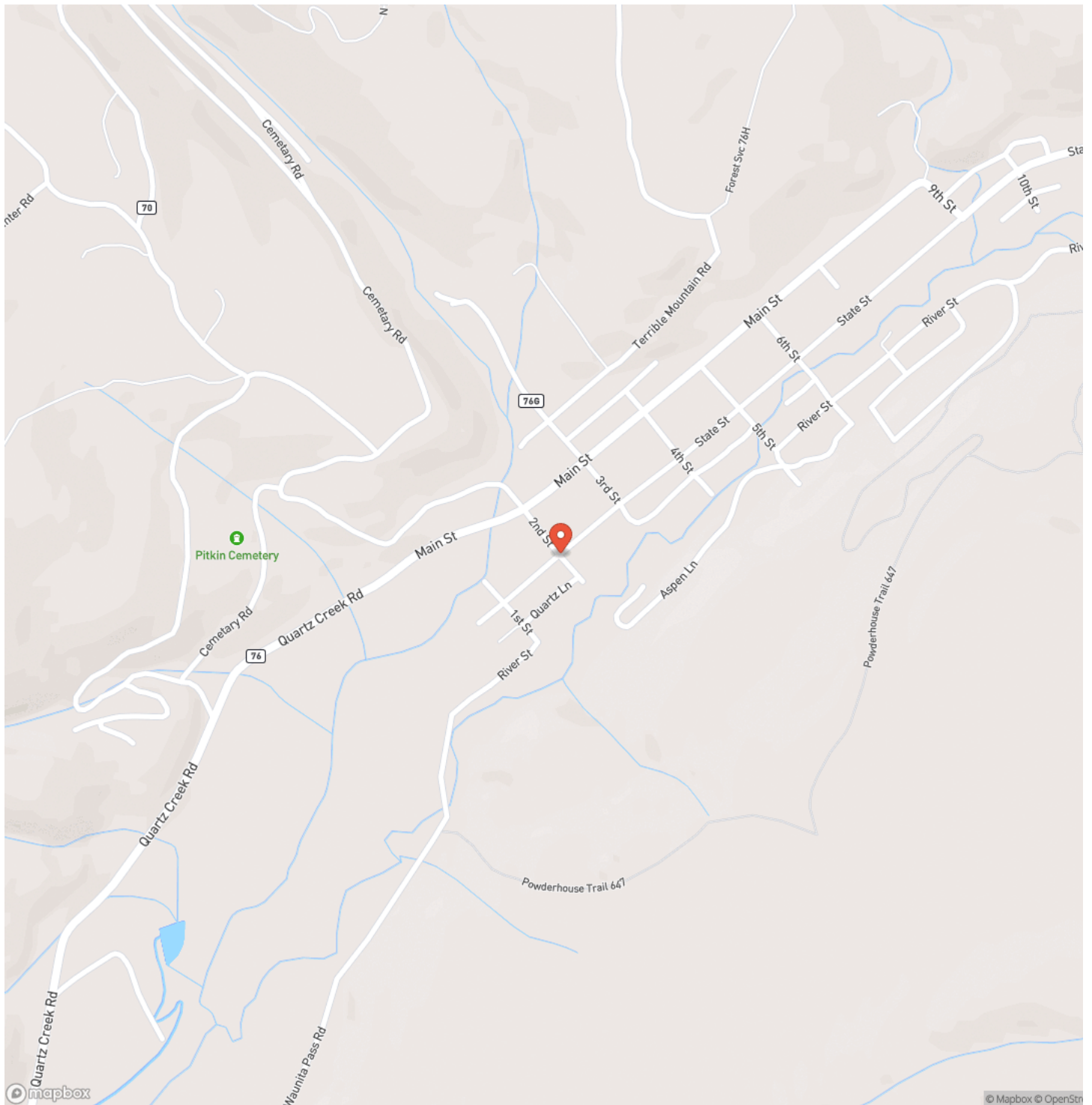
MORE INFO ONLINE:

aspenranchrealestate.com

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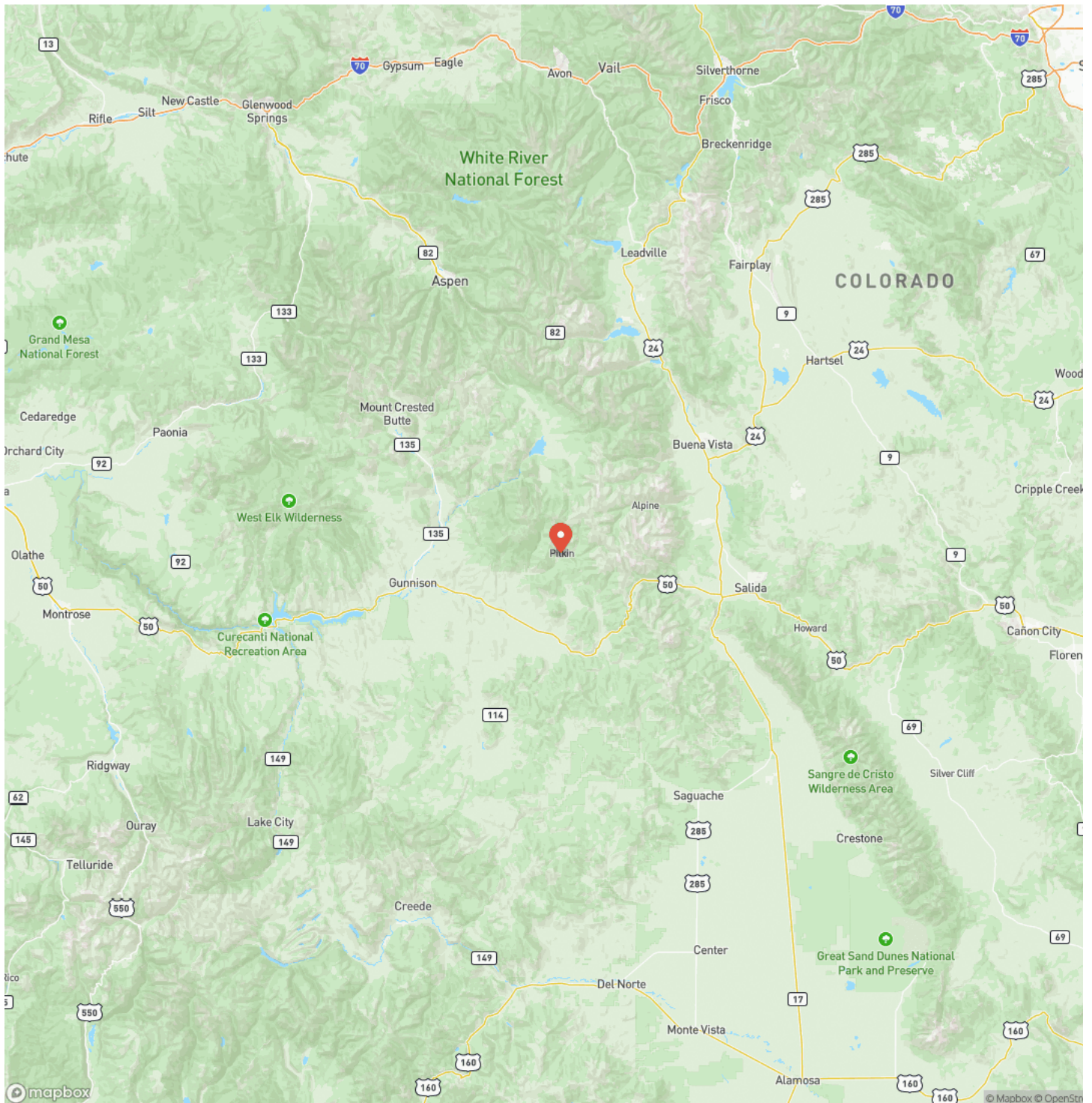


Locator Map



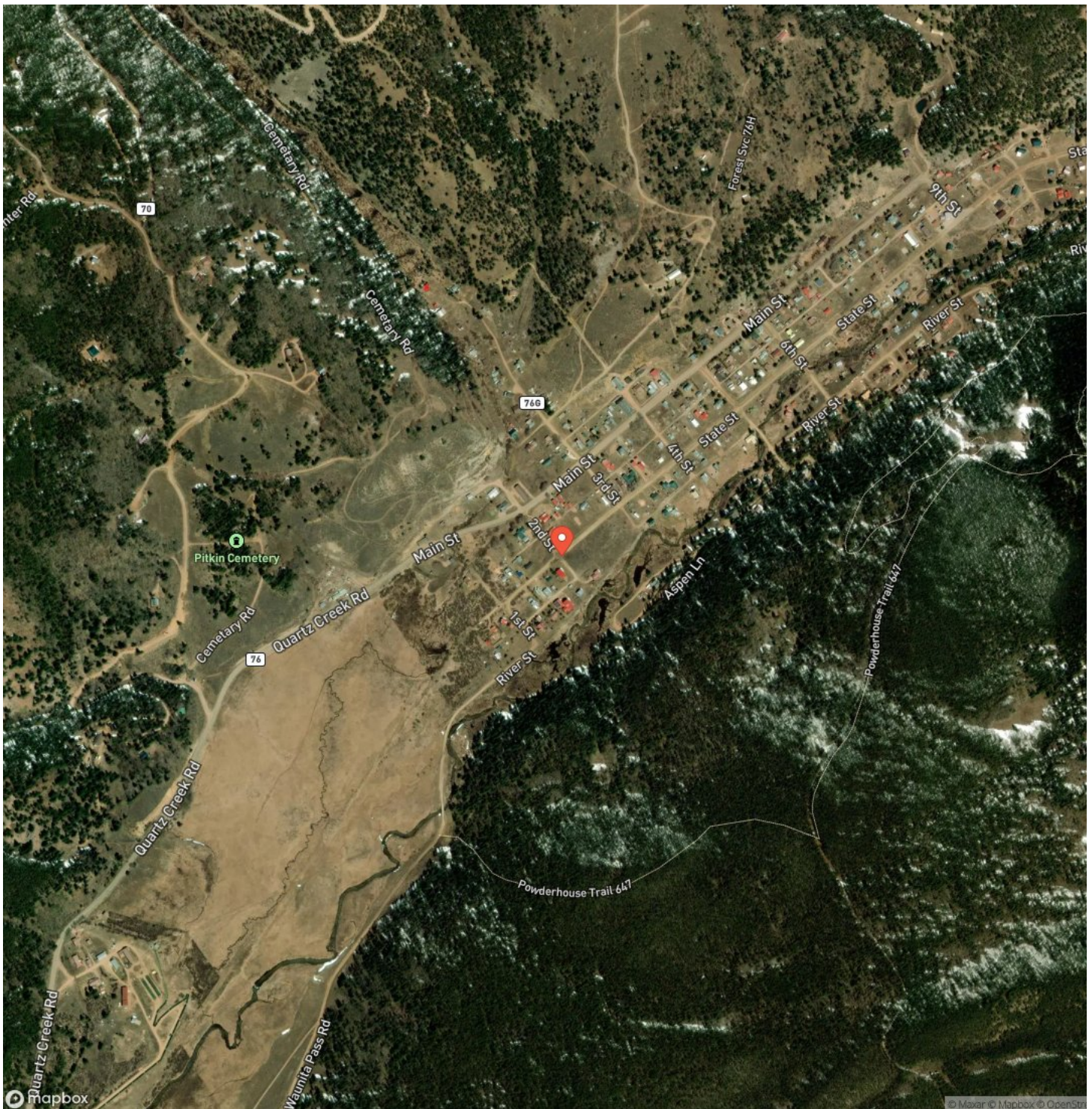
MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

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NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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