

CORDER

AND ASSOCIATES, LLC



Off-Grid Beaver Creek Sanctuary

4 S Beaver Creek Sub., Gunnison, CO 81230

Offered at \$350,000

Presented Exclusively by

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Property Information

Lot Size: 43.43 Deeded Acres

Taxes: \$496.72 (2022)

Legal: Lot 4 23-47-1W CONT 43.27A. SOUTH BEAVER CREEK SUB. B. 395 P. 392

Year Built: 1998

Bed/Bath: 2 bed/1 bath

Square Feet: 1,344

HVAC: Wood Burning Stove

Electrical: Cabin is completely off-grid electrically; 6500 KW Generator; Solar panels/system added in 2018; 4 solar panels generating 270W each; Propane overhead lights

Water: Well @ 4 GPM; Propane hot water heater

Appliances: 3 propane refrigerators, 1 propane range and cooktop, 1 propane hot water tank

Personal Property: Window treatments, flat screen tv, satellite radio and dish, chainsaw, air compressor, radial arm saw, furniture (specific list available)

Garage: Primarily used for storage; 7 ft. tall

Outbuildings: 10' x 20' bunk house, 3' x 3' outhouse, 3' x 5' generator house

Elevation: 9,600 ft.

Covenants/HOAs: None

Executive Summary

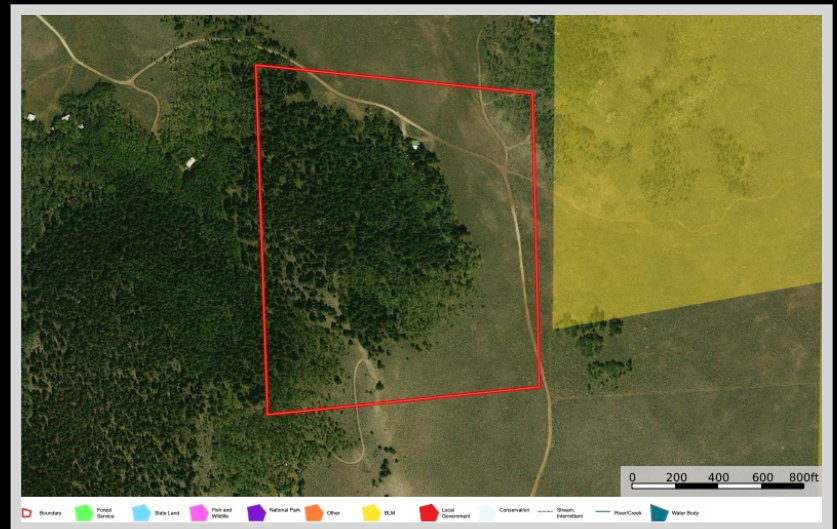
The green roof mimics the towering pine trees behind the off-grid cabin. Aspen and Spruce trees fill in among the mix creating a tranquil 43.43 acres twenty-five miles south of Gunnison, Colorado. The off-grid cabin is an escape from the bustling city sounds in a community of 35-acre lots. South Beaver Creek Subdivision allows access to BLM And National Forest land east of the property. The subdivision lies behind a locked cattle gate for added security and ease. The cabin includes everything you need to comfortably reside and enjoy the serenity of the surrounding mountains. The nostalgic aroma of campfire dances in the air after utilizing the wood-burning stove. Solar panels, a generator, and propane overhead lighting allow this cabin to be completely off-grid electrically, but you still have all the comforts of home! The beautiful laminate flooring was installed in 2019. Bring your atvs and explore the trails or relax under the sun and take in the exquisite views. Fish Beaver Creek, hunt, or take a scenic drive to amplify your exploration. The possibilities are endless on this beautiful property!





Local Area

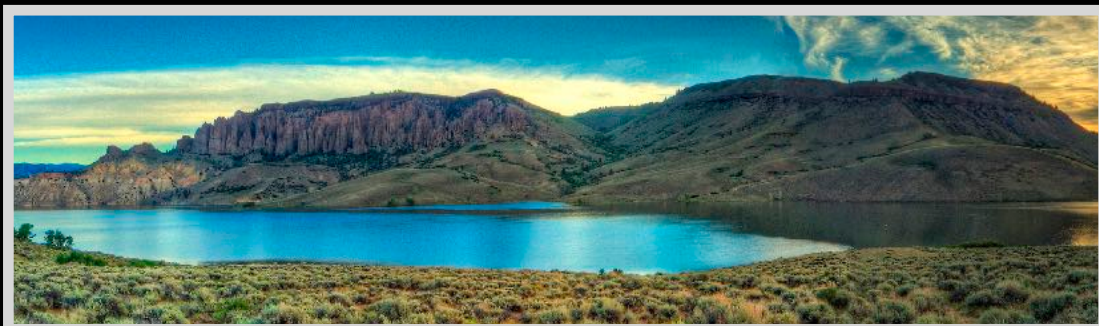
The small mountain community of Gunnison, Colorado lies in the heart of the Rocky Mountains. The town is at an elevation of 7,703 feet and was founded in 1853. It was named after John W. Gunnison, an explorer that was scoping out a route for the railroad to come through. The discovery of gold brought in pioneers in the 1850s, but after the silver and gold dissipated, the ranching industry dominated. The abundant natural greeneries helped this industry boom.



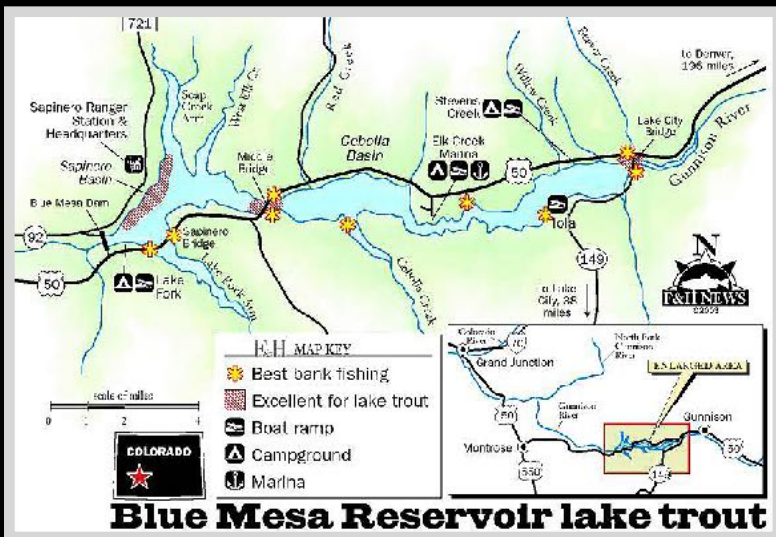
Area Attractions

Curecanti National Recreation Area

The Curecanti National Recreation Area is west of the town of Gunnison, Colorado. The striking area is depicted by dramatic canyons and features the largest lake in Colorado, Blue Mesa Reservoir. The reservoir follows Highway 50 for twenty miles.



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.



Blue Mesa Reservoir

The Blue Mesa Reservoir spans 9,000 acres and is the largest body of water completely in the state of Colorado. It is well known for its ideal beaches that trail 96 miles along the shore. After sunbathing on the beach, there are numerous other activities to fill the day such as horseback riding, numerous hiking trails, bird watching, camping, scenic drives, wildlife viewing, swimming, boating, and fishing. The fishing is popular for its Kokanee Salmon! You can also reel in Rainbow, Brown, and Lake Trout and Yellow Perch.

Black Canyon of the Gunnison National Park

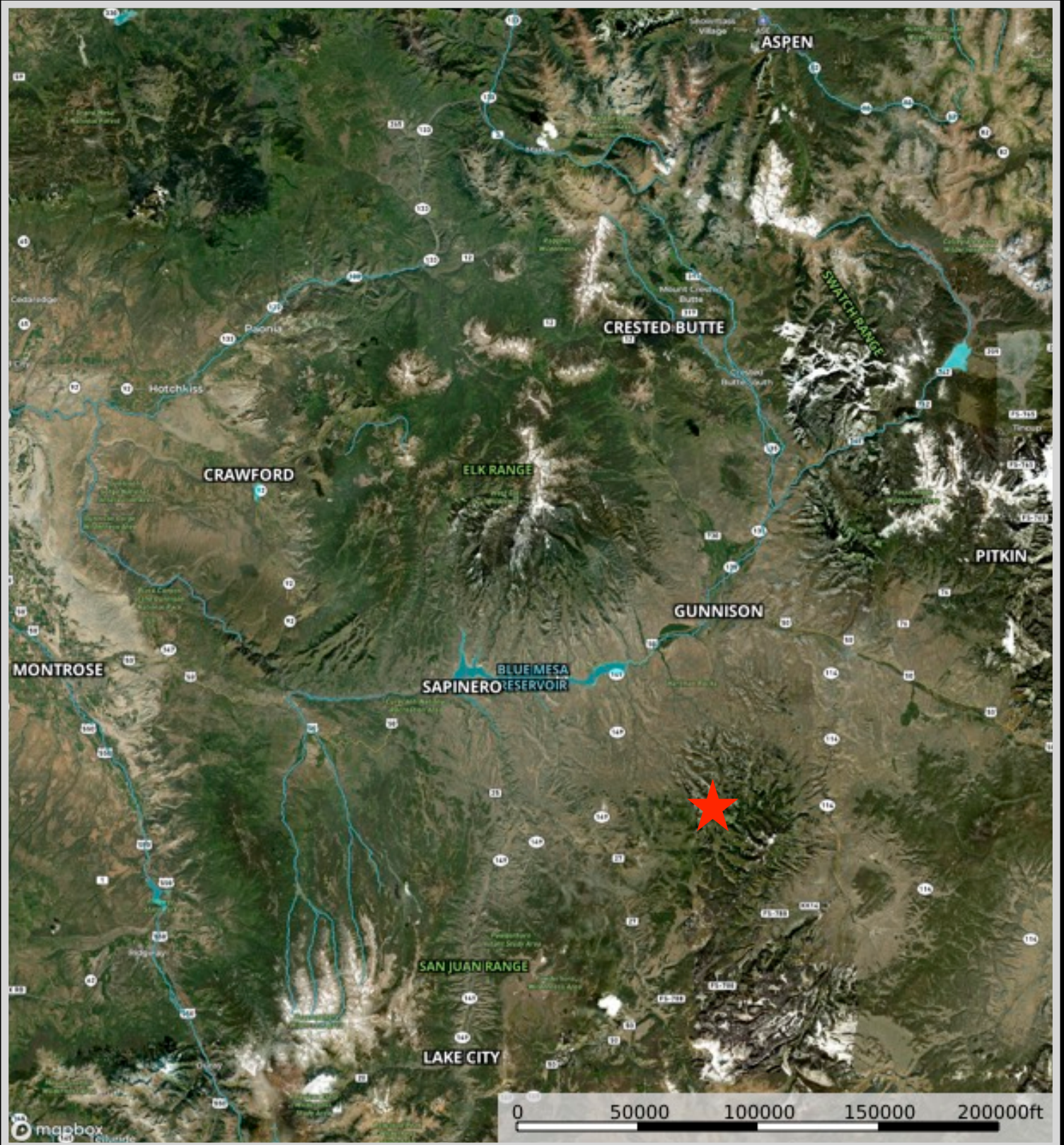
The Black Canyon is identified by its steep, drastic Black Canyon with walls that range from 2,700 to 1,750 feet. The area is open year-round to adventure seekers and sightseers. A scenic drive takes you through the canyon to witness the amazing landforms. Other activities here include camping, fishing, hiking, horseback riding, kayaking, rock climbing, cross-country skiing, and snowshoeing.



Hartman Rocks Recreational Area

Enjoy these 14,000 public acres managed by the BLM that offer so many wonderful ways to showcase Colorado's great outdoors. The area was named after the Hartman family who was some of the first to pioneer this area in the early days. Recreating includes motorcycling, ATV riding, mountain biking, horseback riding, rock climbing, cross-country skiing, hiking, and camping.





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