

**Incredible views from this 1.3 Acres overlooking Blue Mesa Reservoir!**  
42 Mackinaw Way  
Sapinero, CO 81247

**\$85,000**  
1.300± Acres  
Gunnison County





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**Sapinero, CO / Gunnison County**

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**SUMMARY**

**Address**

42 Mackinaw Way

**City, State Zip**

Sapinero, CO 81247

**County**

Gunnison County

**Type**

Lot

**Latitude / Longitude**

38.449913 / -107.325993

**Taxes (Annually)**

818

**HOA (Annually)**

300

**Acreage**

1.300

**Price**

\$85,000

**Property Website**

<https://greatplainslandcompany.com/detail/incredible-views-from-this-1-3-acres-overlooking-blue-mesa-reservoir-gunnison-colorado/49222/>



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#### **PROPERTY DESCRIPTION**

Rare offering in the year-round accessed Blue Mesa Subdivision! Nearly 2 Acres Overlooking Blue Mesa Reservoir, Colorado's largest Reservoir. Only minutes from the Lake Fork Boat ramp and Marina, you will enjoy unobstructed views of Blue Mesa, the Soap Creek arm, the West Elk Arm and the Dillon Pinnacles. Blue Mesa Reservoir is one of the top Kokanee Salmon fisheries in the Western U.S. In addition to the delicious Kokanee Salmon, Blue Mesa hosts Rainbow Trout, Brown Trout, Perch, and world class Mackinaw Lake Trout. Blue Mesa is home to the current Mackinaw Lake Trout state record of 50 lbs and a massive 73lbs fish was release in May of 2023! This parcel lies in the heart of fishing and hunting paradise as it rests in trophy unit 66, but is close to over the counter units 53, 54, and 55.

Lot 30 and 31 of the Blue Mesa Village sub-division has year-round access and is a great location to build your dream house, cabin, trailer, or just use the already established pad to park your RV! There is plenty of room for your boat, which is ideal since this property is less than 5 minutes from the Lake Fork boat ramp! Electricity is close and since the property totals nearly 2 acres, there is plenty of room for installing a septic and drilling a well without any additional approval from the County. It's common to see deer and elk on and around the property. This parcel is a thirty minute drive from Gunnison and a forty minute drive from Montrose. Both Gunnison and Montrose are home to regional airports. Crested Butte ski resort is a little over an hour away from this parcel.

Buyer to verify all information.

For more information about this listing, contact Robby Richardson at [719-649-3378](tel:719-649-3378)





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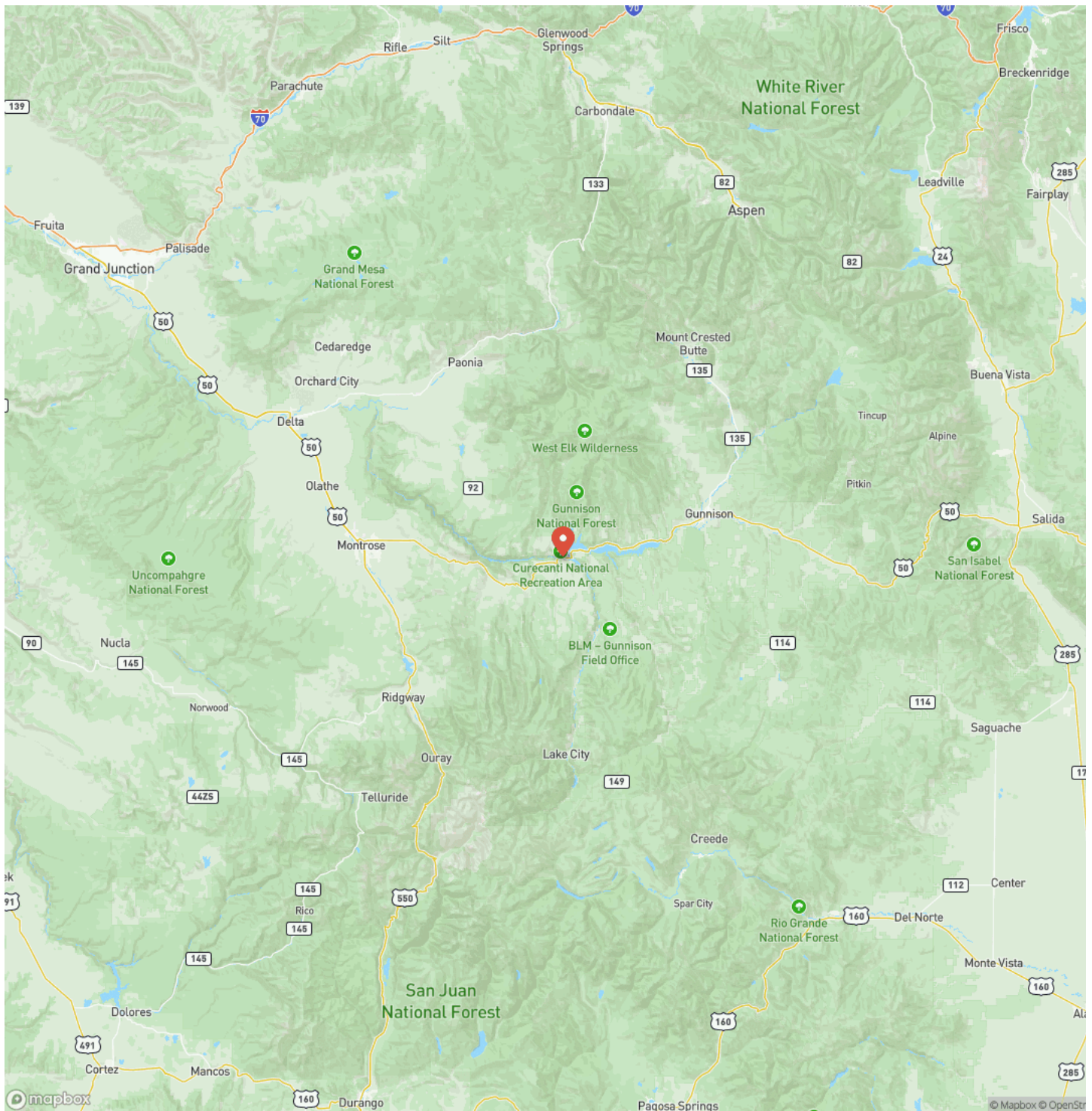
# Locator Map





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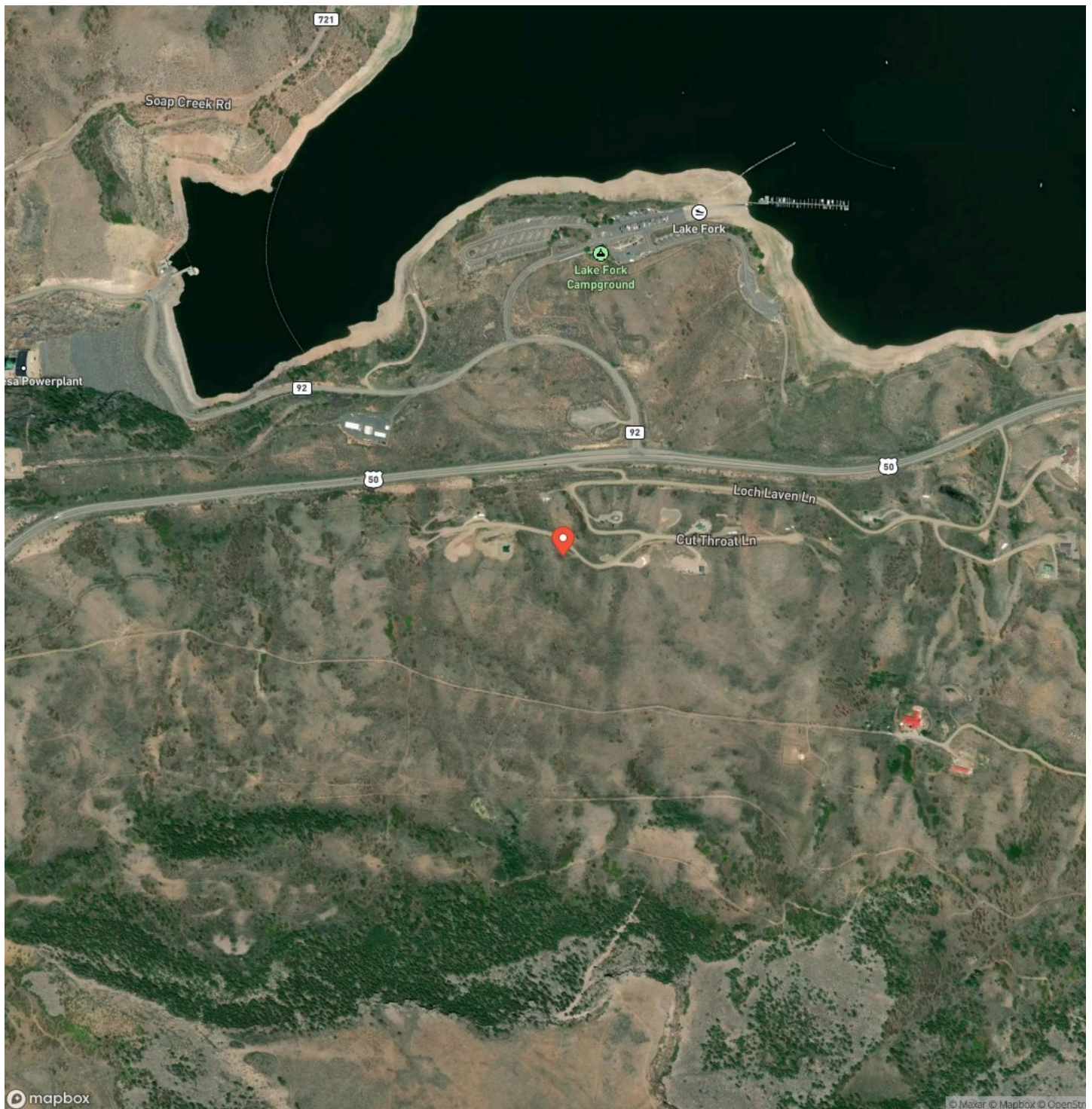
## Locator Map





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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Robby Richardson

## Mobile

(719) 649-3378

## Email

robby@greatplains.land

### Address

56 Iris Road

## City / State / Zip

Destin, CO 80831

## NOTES

[illegible]



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relationship 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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