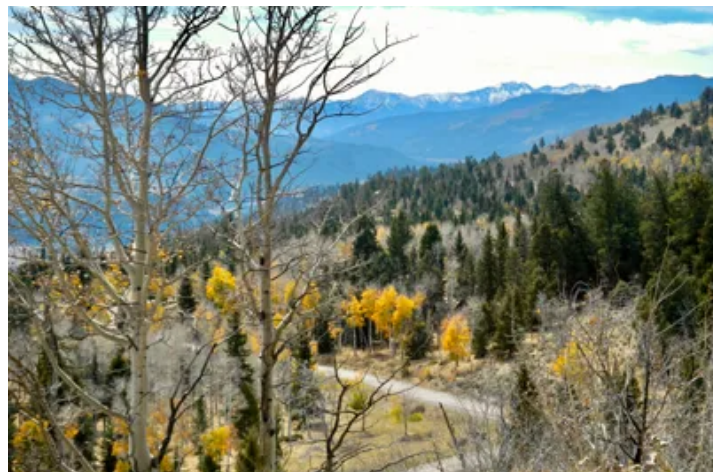


**Incredible views on 4 acres in the middle of recreation
paradise!**
4693 Blue Mesa Drive
Powderhorn, CO 81243

\$59,500
4± Acres
Gunnison County



Incredible views on 4 acres in the middle of recreation paradise!
Powderhorn, CO / Gunnison County

SUMMARY

Address

4693 Blue Mesa Drive

City, State Zip

Powderhorn, CO 81243

County

Gunnison County

Type

Lot

Latitude / Longitude

38.302256 / -107.251472

Taxes (Annually)

247

HOA (Annually)

160

Acreage

4

Price

\$59,500

Property Website

<https://greatplainslandcompany.com/detail/incredible-views-on-4-acres-in-the-middle-of-recreation-paradise-gunnison-colorado/49770/>



Incredible views on 4 acres in the middle of recreation paradise! Powderhorn, CO / Gunnison County

PROPERTY DESCRIPTION

King of the hill! This 4 acre parcel is one of the highest lots in the Blue Mesa subdivision and it already has a driveway and small flat landing area in place! Enjoy fantastic views of the Lake Fork Valley from this elevated lot, while capitalizing on some trees for privacy in all the right places. Electricity is near the road and ready to be run to your dream home building site.

A plethora of wildlife frequent the area, including, mule deer, elk, and bears! This subdivision offers its members exclusive access to a stocked trout fishing pond and club house that features a meeting room, library, bathrooms, and showers. Located about 50 miles from Montrose and 59 miles from Gunnison, the Blue Mesa Subdivision is smack dab in the middle of many recreational opportunities! Both towns offer airports.

The Lake Fork of the Gunnison River is 10-15 minutes away and loaded with rainbow and brown trout! Blue Mesa Reservoir is 30-40 minutes away as holds a reputation as 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, Suckers and world class Mackinaw Lake Trout. Blue Mesa is home to the current Mackinaw Lake Trout state record of 50 lbs! This piece of land rests in trophy unit 66, but is close to over-the-counter units 54, and 55 as well as the draw unit of 66.

Although the Blue Mesa Subdivision is considered seasonal access, many of its residents stay year-round and either plow to their homes or use snowmobiles for access. There is also access to BLM and National Forest Service Land for recreational snowmobiling from the subdivision. If you like to ski, Crested Butte and Monarch ski mountains are both inside of 2 hours away!

The Blue Mesa subdivision is a great location and offers so many features. As one of the most reasonably priced options in the area, don't miss your piece of heaven before the crowds catch on! Information on the Blue Mesa Subdivision can be found at <https://bluemesahoa.com/>.



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Powderhorn, CO / Gunnison County**



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Locator Map



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Locator Map



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Powderhorn, CO / Gunnison County

Satellite Map



**Incredible views on 4 acres in the middle of recreation paradise!
Powderhorn, CO / Gunnison County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Robby Richardson

Mobile

(719) 649-3378

Email

robby@greatplains.land

Address

803 Wild Oak

City / State / Zip

Destin, FL 32541

NOTES



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This image shows a single sheet of white paper with horizontal 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 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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MORE INFO ONLINE:

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