

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

\$59,500
4± Acres
Gunnison County



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LAND CO.

MORE INFO ONLINE:

greatplainslandcompany.com

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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/>



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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!

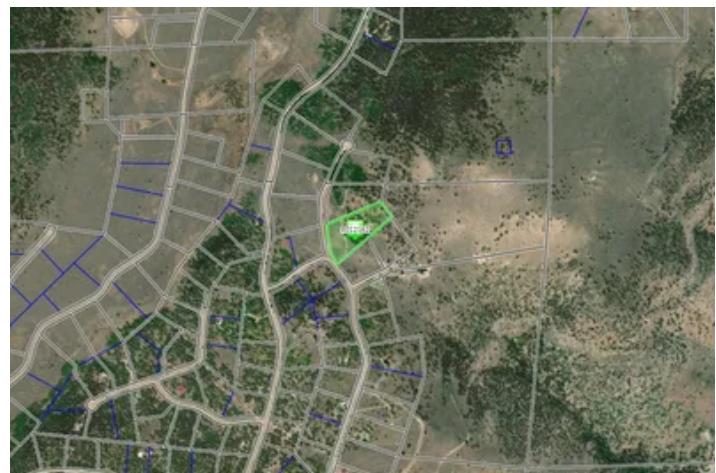
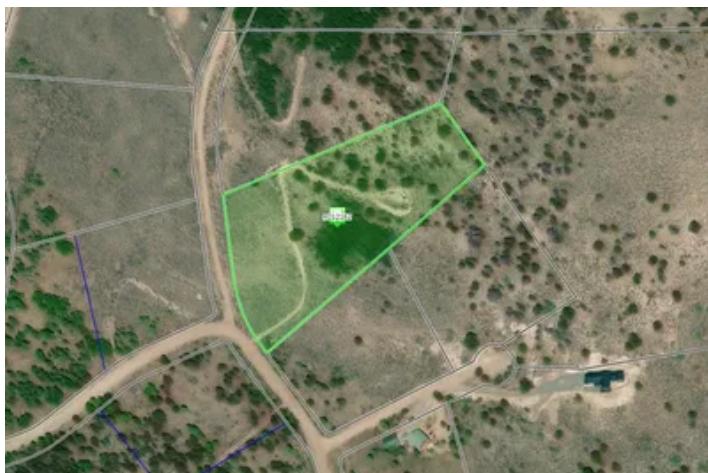
The Blue Mesa subdivision is a great location and offers so many features. As one of the most reasonably priced options in the area, don't miss your piece of heaven before the crowds catch on! Information on the Blue Mesa Subdivision can be found at <https://bluemesahoa.com/>.



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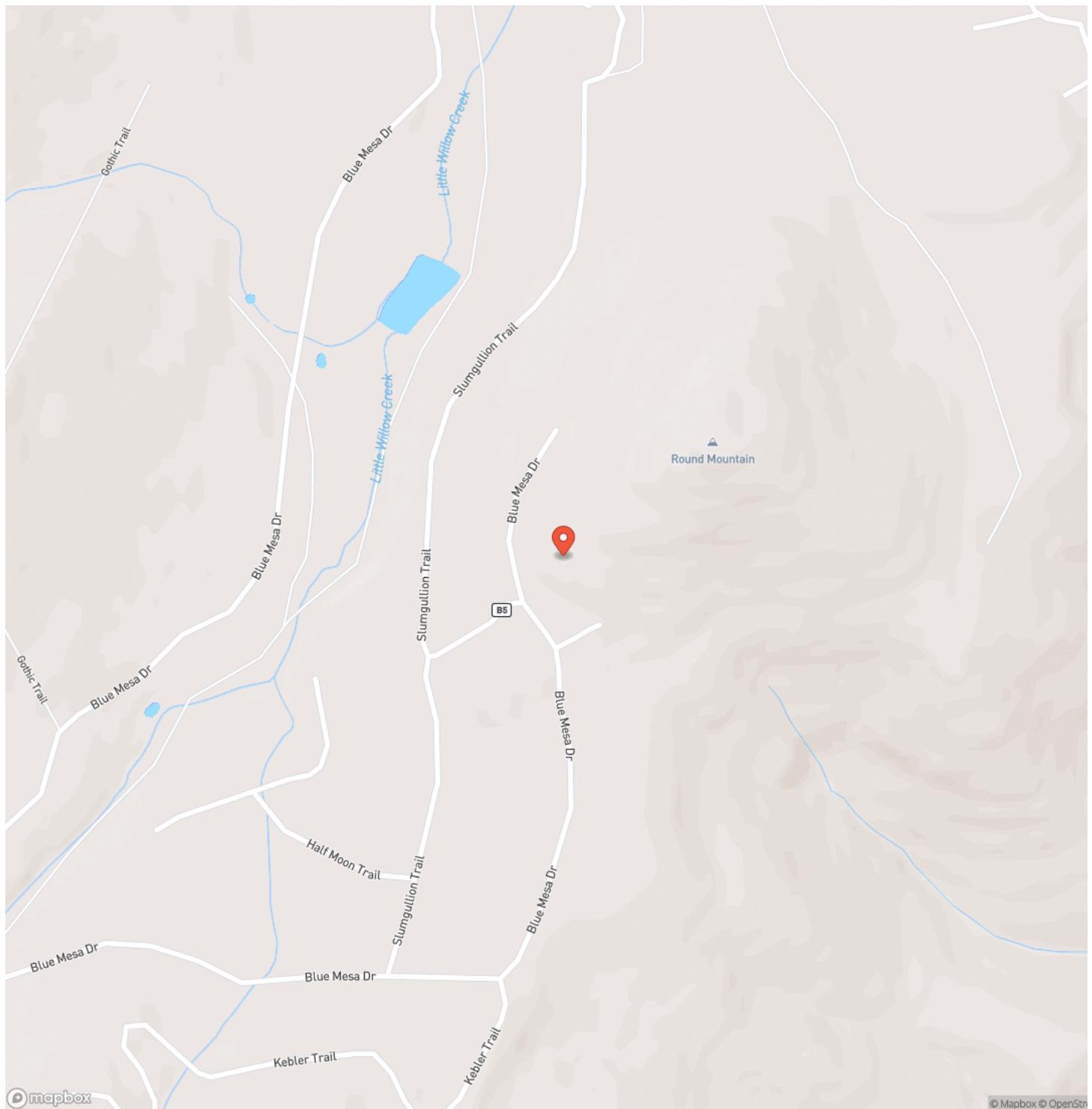
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Locator Map



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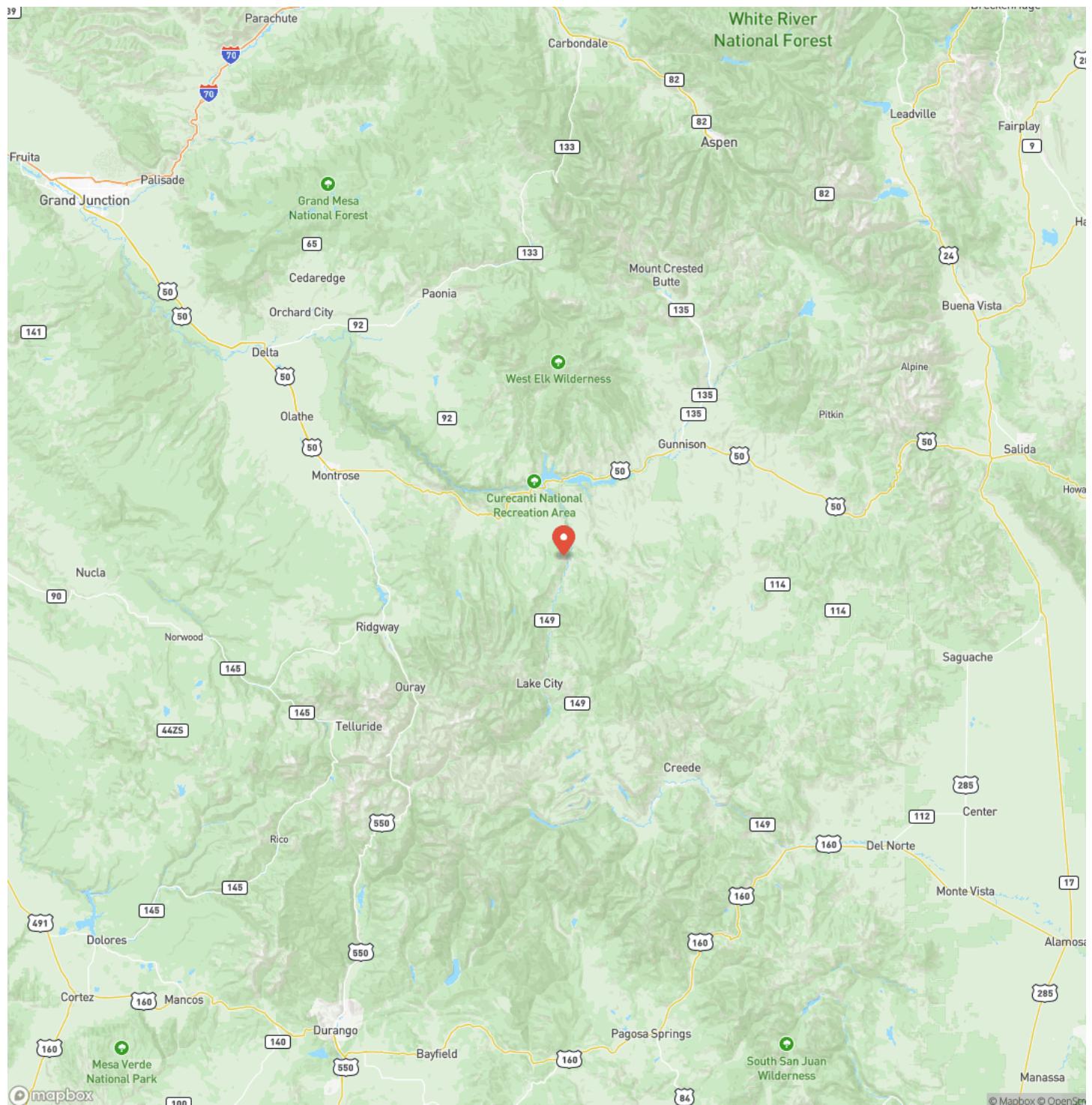
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Robby Richardson

Mobile

(719) 649-3378

Email

robbystanley@outlook.com

Address

803 Wild Oak

City / State / Zip

Destin, FL 32541

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Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com



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