

Gunnison Valley Overlook (39+/- Acres)
TBD Prosper Lane
Gunnison, CO 81230

\$295,000
39.520± Acres
Gunnison County



Gunnison Valley Overlook (39+/- Acres)
Gunnison, CO / Gunnison County

SUMMARY

Address

TBD Prosper Lane

City, State Zip

Gunnison, CO 81230

County

Gunnison County

Type

Undeveloped Land

Latitude / Longitude

38.523786 / -107.023498

Acreage

39.520

Price

\$295,000

Property Website

<https://greatplainslandcompany.com/detail/gunnison-valley-overlook-39-acres-gunnison-colorado/75378/>



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PROPERTY DESCRIPTION

Incredible views of the Gunnison valley can be had from this 39+ acre parcel that backs up to public BLM land and sits just 5 miles west of Gunnison! This year round accessed lot has no HOA and no covenants. It is tucked back from the hustle and bustle of the highway, but sits just 5 minutes north of Hwy 50 and about 10 minutes from the edge of Gunnison at just under 8000' of elevation. Its comprised of rolling sage hills, wild flowers, and a seasonal creek lined with trees. Mule deer, coyotes, rabbits, and the occasional elk wander through the property, especially in the winter months! This lot is an outdoor lover's dream, conveniently located near public fishing on the Gunnison River, numerous water activities on Blue Mesa reservoir, and hunting, hiking, camping, and 4x4 opportunities on the many public lands that surround it! A survey and sage grouse study have already been conducted and a generous building envelope has been established as a result. This lot is a blank canvas ready for you to create your mountain getaway!



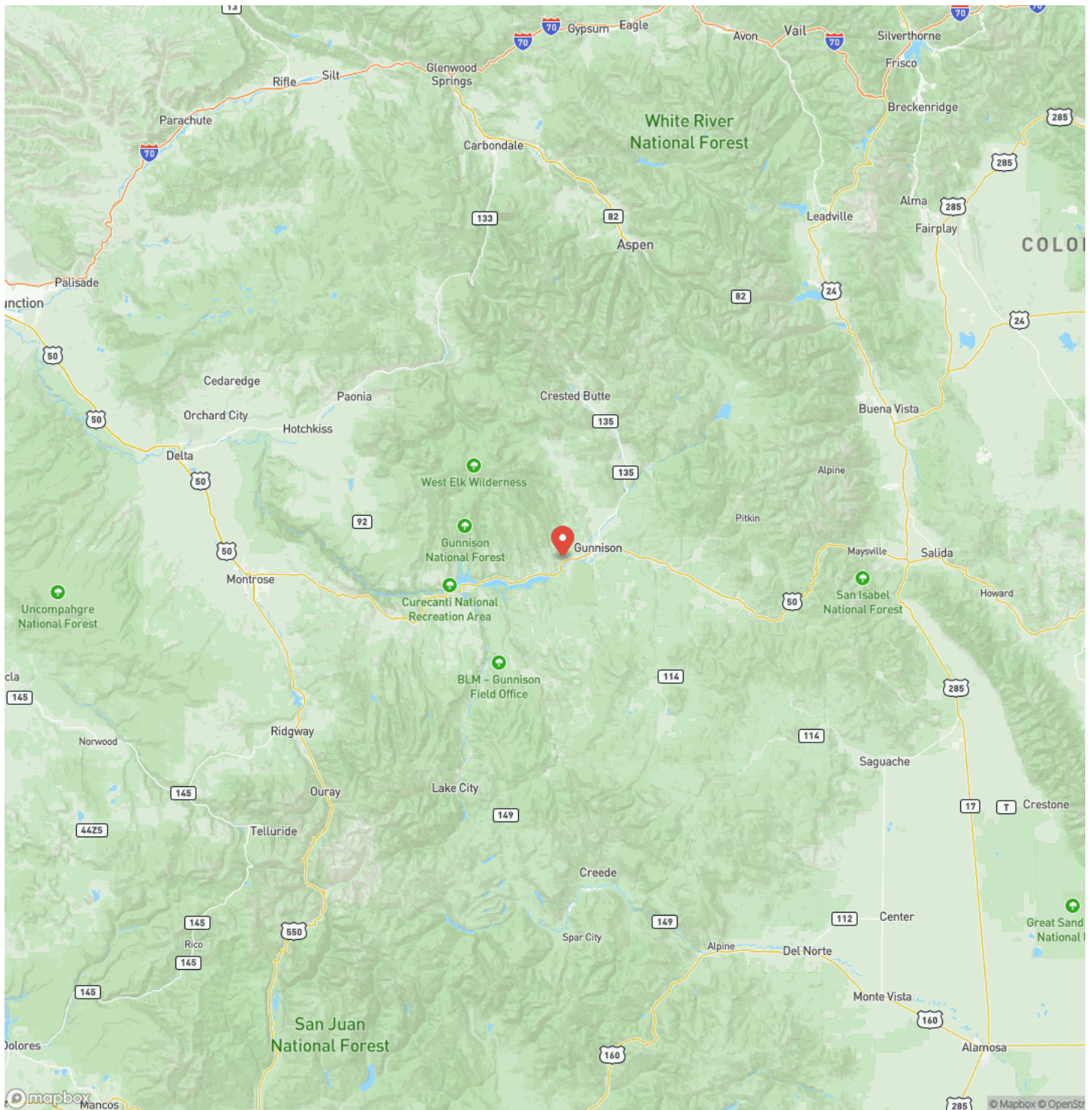
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Gunnison, CO / Gunnison County



Locator Map



Locator Map



Satellite Map



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Gunnison, CO / Gunnison County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

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