

Currant Creek Retreat
7275
Guffey, CO 80820

\$1,300,000
241± Acres
Park County



Currant Creek Retreat
Guffey, CO / Park County

SUMMARY

Address

7275

City, State Zip

Guffey, CO 80820

County

Park County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Riverfront, Horse Property, Single Family

Latitude / Longitude

38.751072 / -105.5727

Dwelling Square Feet

1393

Bedrooms / Bathrooms

1 / 1

Acreage

241

Price

\$1,300,000

Property Website

<https://www.mossyoakproperties.com/property/currant-creek-retreat-park-colorado/70368/>



PROPERTY DESCRIPTION

REDUCED \$400,000 SELLER MOTIVATED!!!

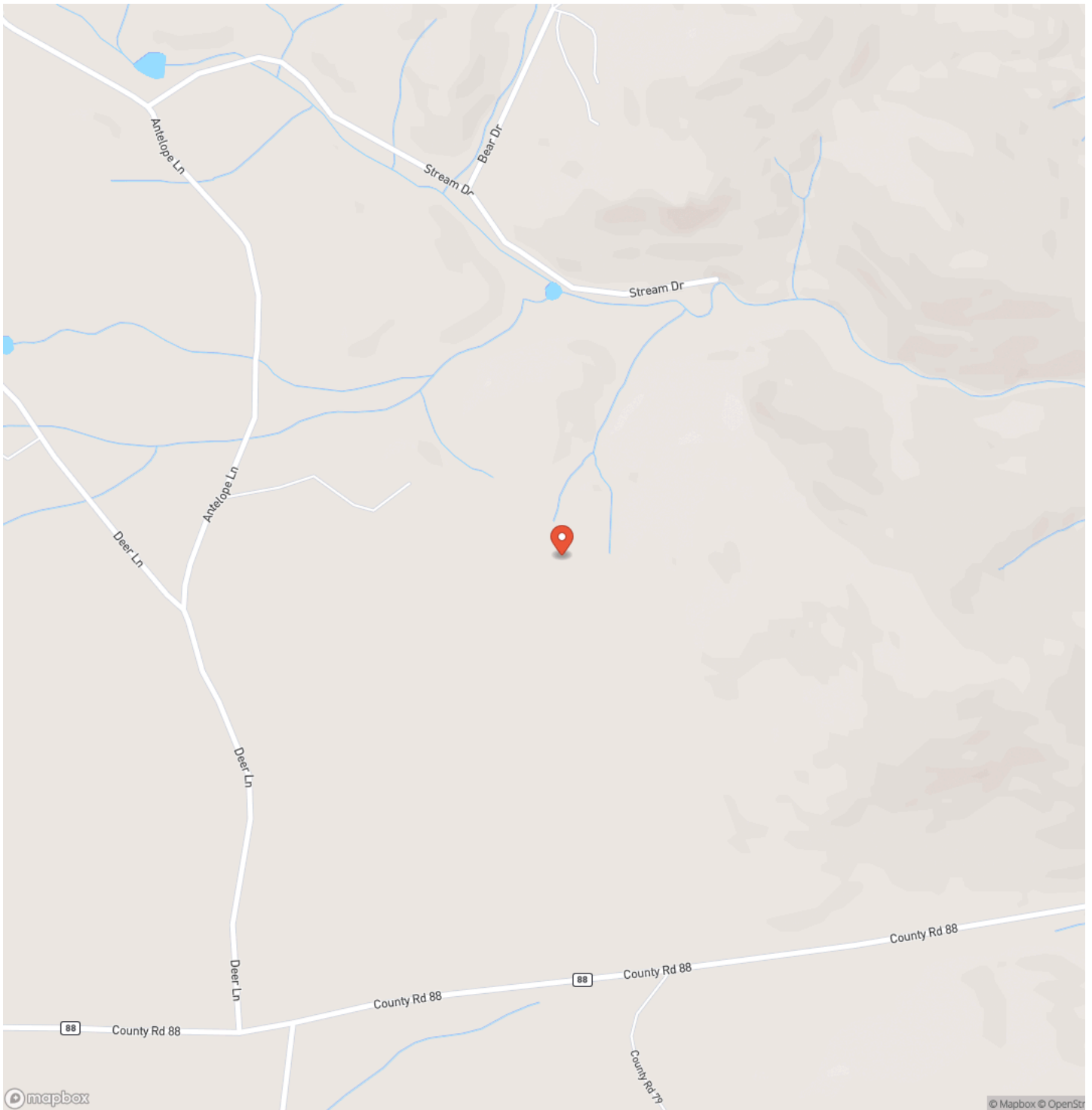
PROPERTY IS UNDER A CONTINGENT CONTRACT AND WE ARE THAKING BACKUP OFFERS AND CONTINUING TO SHOW ANY POTENTIAL BUYERS!!!!!!!!!!!!!!

Stunning 241 alpine acres with a hidden quality 1393 square foot 2-bedroom cabin nestled in the Ponderosa pines and aspens above the creek. There is a metal outbuilding which is a 40x60 workshop with a one bedroom one bath apartment that is 80% complete and is heated with a wood burning stove. The shop comes with a 15,000-pound two post vehicle lift. The property is set up for year-round living with State Highway access. This diverse mountain property is about as good as it gets, with a beautiful tumbling year-round stream, gentle meadows, dramatic rock outcroppings, graced with a perfect mix of towering pines, evergreens and lush aspen groves. Current Creek Retreat is where the elk and deer call home. Located in Big Game Management Unit 58 known for producing massive mule deer and bull elk exceeding 300 inches. With the 241 acres the Landowner Draw comes into play for an advantage of drawing tags for big game. Zone ag for inexpensive taxes of under \$1,200 annually.

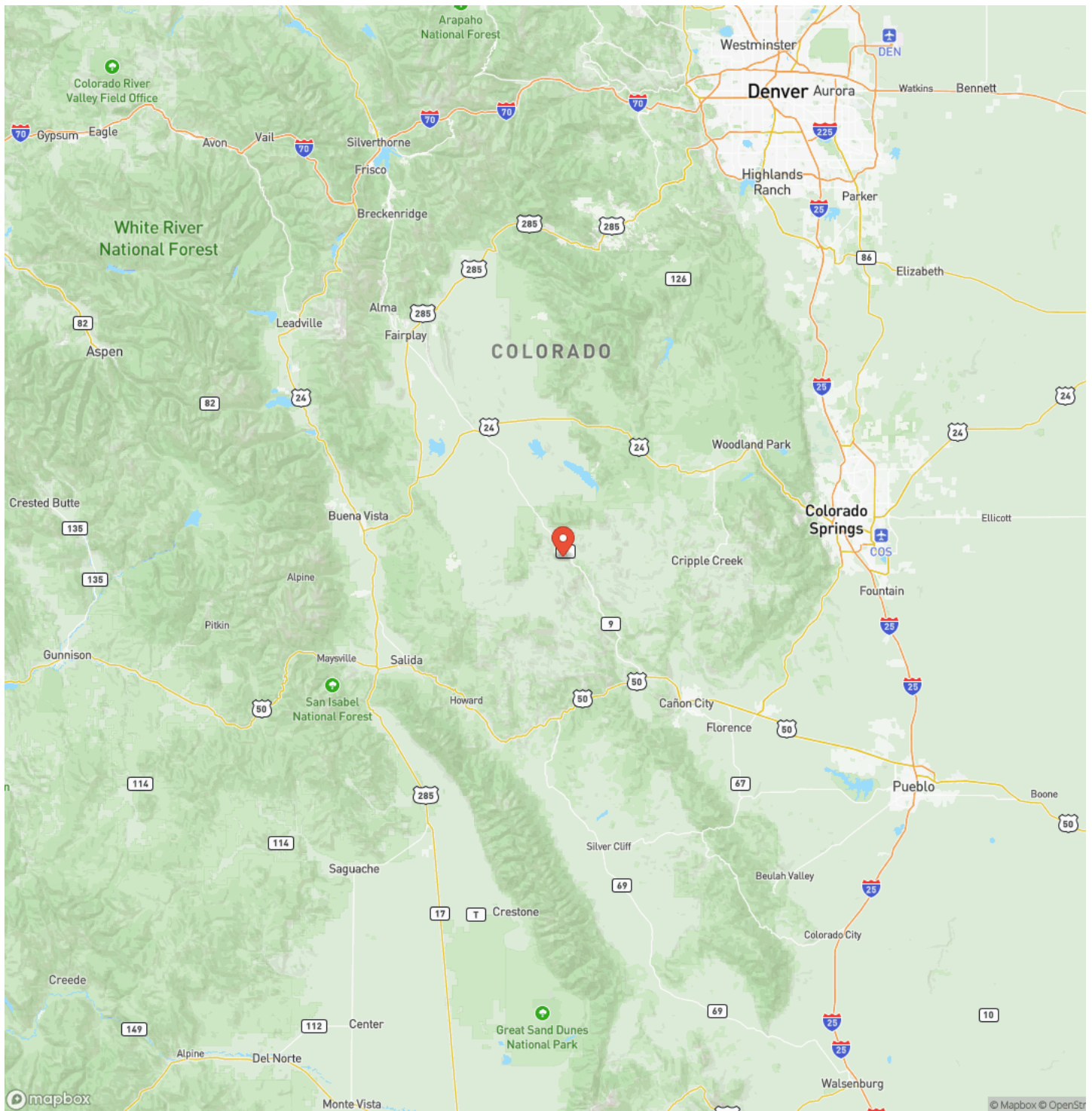
Well priced at \$1,300,000



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Bob Register

Mobile

(719) 686-8744

Email

bregester@mossyoakproperties.com

Address

844 Beaver Pond Drive

City / State / Zip

NOTES

[illegible]

This image shows a blank 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.



MossyOakProperties.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.

Mossy Oak Properties Colorado Mountain Realty
844 Beaver Pond Drive
Divide, CO 80814
(719) 686-8744
MossyOakProperties.com

