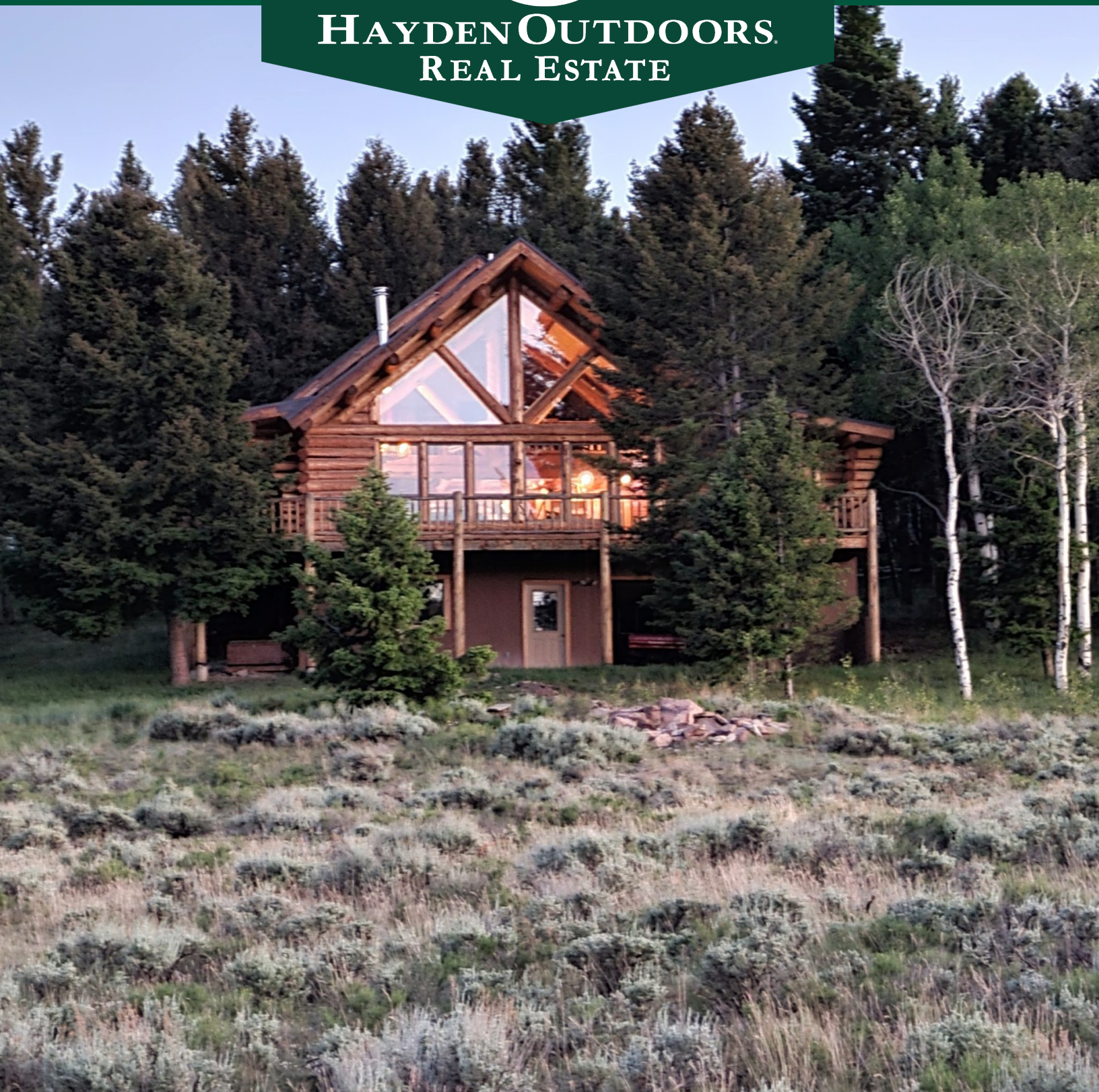




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REAL ESTATE



Multz Whispering Pines Ranch

75.00 Acres | Powderhorn, Colorado | \$1,000,000



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75.00 Acres | Powderhorn, Colorado | \$1,000,000

7891 County Road 25, Powderhorn, Colorado 81243

Summary:

The Powderhorn area is well known for its recreational opportunities and incredible landscapes. Wildlife abounds on the property with elk, mule deer, and many other species calling this 75-acre paradise home. For the fisherman, it is a short nine-mile drive to the incredible fishing offered along the Gunnison River and Blue Mesa Reservoir.

Property Description:

Priced To Sell – Welcome to the Whispering Pines Ranch. This property features an amazing log home with 3029 square feet of living space smartly arranged to allow you to enjoy the privacy of the master suite upper level, while providing an open living area for entertaining guests on the main level. The lower level includes the 4th bedroom and a full bathroom as well as access to a bonus room/garage area that could be your game room, exercise room or even a great workshop. The rustic porch wraps around the front of the home to allow for long views of the West Elk range.



Property Name

Features:

ATV/Off Road
House/Cabin
Hunting - Predator/Varmint
Wooded
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game

More About The Property:

Opportunities abound whether you are looking to launch your boat on Blue Mesa Reservoir or fly fish on the Gunnison River or any of the numerous creeks and streams which feed into it. Hunters can enjoy all the access that the area provides including big game hunting in Trophy Game Management Unit 66. Also, for the nature lover the area is home to the Gunnison area's famous Sage Grouse population which breeds on the lower sage brush flats approaching the ranch in the spring.

Land Details:

Total Acres: 75.00
Deeded Acres: 75.00
Leased Acres: 0.00
Zoning: Residential
Elevation: 8880
Estimated Taxes: \$1,670 - 2020

Building Details:

Homes: 1
Type of Home(s): Raised Ranch
Total Finished SQFT: 3029
Total Unfinished SQFT: 663
Bedrooms: 4
Full Bathrooms: 1
3/4 Bathrooms: 2
Basement: Fully Finished
Parking Types: Attached Garage



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MAP LOCATION AND BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Directions:

From Gunnison, Colorado, head South on N Iowa St towards E Virginia Ave. Turn right onto US-50 W/E Tomichi Ave then turn left onto Blue Mesa Rd. Turn left to stay on Blue Mesa Road then turn right into the ranch.



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