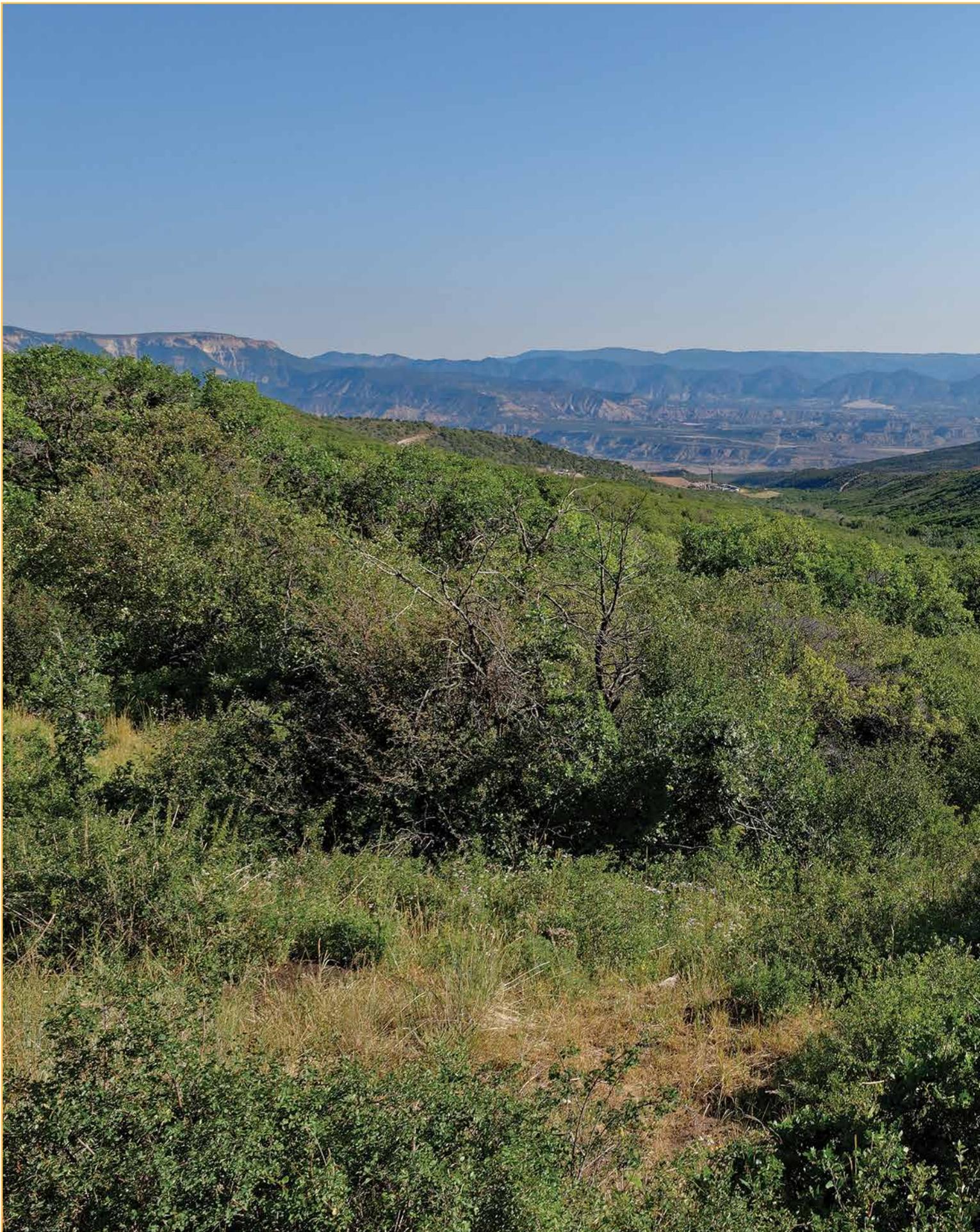


BEAVER CREEK HIGHLANDS

RIFLE, COLORADO



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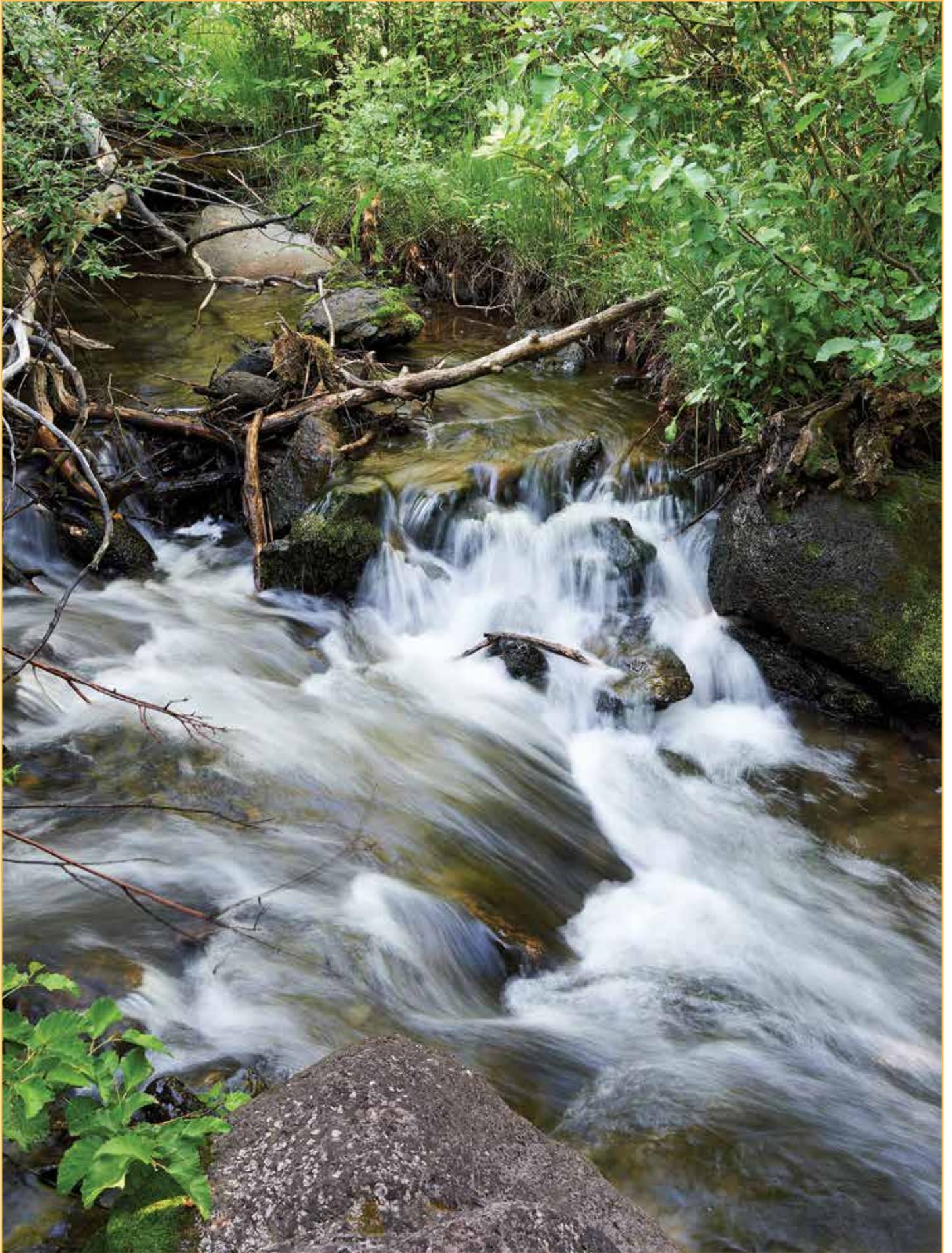


Incredible Mountain Views

Beautiful property located on Beaver Creek Road south of the city of Rifle. Nestled in the Aspen trees along a crystal clear snow and spring fed creek. You won't find a better priced luxury acreage just 8 miles from the McDonald's in Rifle on a year round county maintained road. Minerals have been reserved but there is a non-surface use agreement on the property which prohibits any intrusion or physical trespass on the surface of the land. It's all yours. Sold in 2009 for \$210,000.

35 acres | Spring and creek | Flat building site | \$98,500









REAL ESTATE ON HIGHER GROUND

Features:

- Features spring and creek
- Private and peaceful setting
- Flat building site
- Only 8 miles from city of Rifle
- Wildlife abounds
- Scenic views
- Non-surface use agreement prohibiting intrusion or physical trespass on surface of land
- Sold in 2009 for \$210,000 – bargain price today at \$98,500 for 35 acres

Details:

| | |
|---------------------------|---|
| Legal Description: | Quarter: SE Section: 13 Township: 7 Range: 94 A PARCEL OF LAND IN THE S 1/2 OF SECTION 13 BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS, AKA LOT 3 BEAVER CREEK HIGHLANDS SUBDIVISION |
| Acres: | 35.025 |
| Type: | Single family lot |
| Electric: | No |
| Gas: | None |
| Taxes: | \$1,273 (2016) |
| MLS Number: | 150037 |
| Directions: | I-70 to exit 90, turn south at second roundabout, first right on S. 7th St. Go 2.9 miles on S. 7th which turns into CR320. Left at National Forest sign "Access to Beaver Creek" - Beaver Creek Rd/CR317 5.1 miles to the property. |
| Terms: | Cash or terms acceptable to Seller |
| Price: | \$98,500 |
| Website: | BeaverCreekHighlandsLand.com |



DISCLOSURE: Information herein deemed reliable, but not guaranteed. Due to differences in measurement methods, neither Seller nor Broker can warrant the square footage of any structure or the size of any land being purchased. Broker measurements are for marketing purposes and are not measurements for loan, valuation or any other purpose. If exact square footage is a concern, the property should be independently measured.

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