## SNOWMASS CREEK OLD SNOWMASS, COLORADO



BERKSHIRE HATHAWAY | Aspen Snowmass Properties



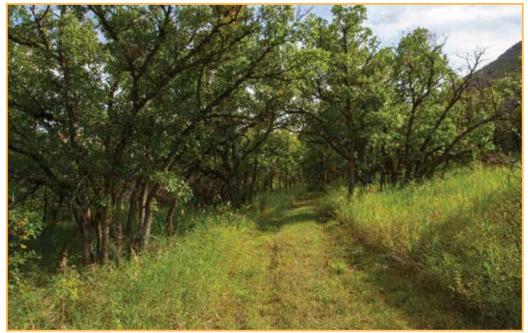
Welcome to Snowmass Creek

What: Great vacant lot located on the corner of Snowmass Creek Road and HWY 82.

> Enjoy the sounds of Snowmass Creek and fish from your back yard. Hike for miles on bordering public land.

- Where: Only 14 miles to Aspen and conveniently 4 miles from Basalt.
  - Why: Peaceful and serene property close to town, yet far from it.

Numbers: \$1,100,000



Hike the public lands that surround the lot



Expansive lot



River frontage

## REAL ESTATE ON HIGHER GROUND

## **Details:**

| Legal Description: | Snowmass Creek, Pitkin County, Colorado                        |
|--------------------|--|
| Street Address:    | TBD Snowmass Creek, Snowmass, CO 81654                         |
| Lot Size:          | 22.09 acres  |
| Lot Description:   | Borders public land; corner lot; river frontage; views, wooded |
| Electric:          | Yes  |
| Mineral Rights:    | No   |
| Extras:            | River frontage   |
| Property Taxes:    | \$14,826/yr (2017)   |
| Price:             | \$1,100,000  |
| Terms:             | Cash, or terms otherwise acceptable to Seller                  |
| MLS#:              | 148841   |
| Website:           | SnowmassCreekLand.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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Enjoy the sounds of the river in all seasons

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