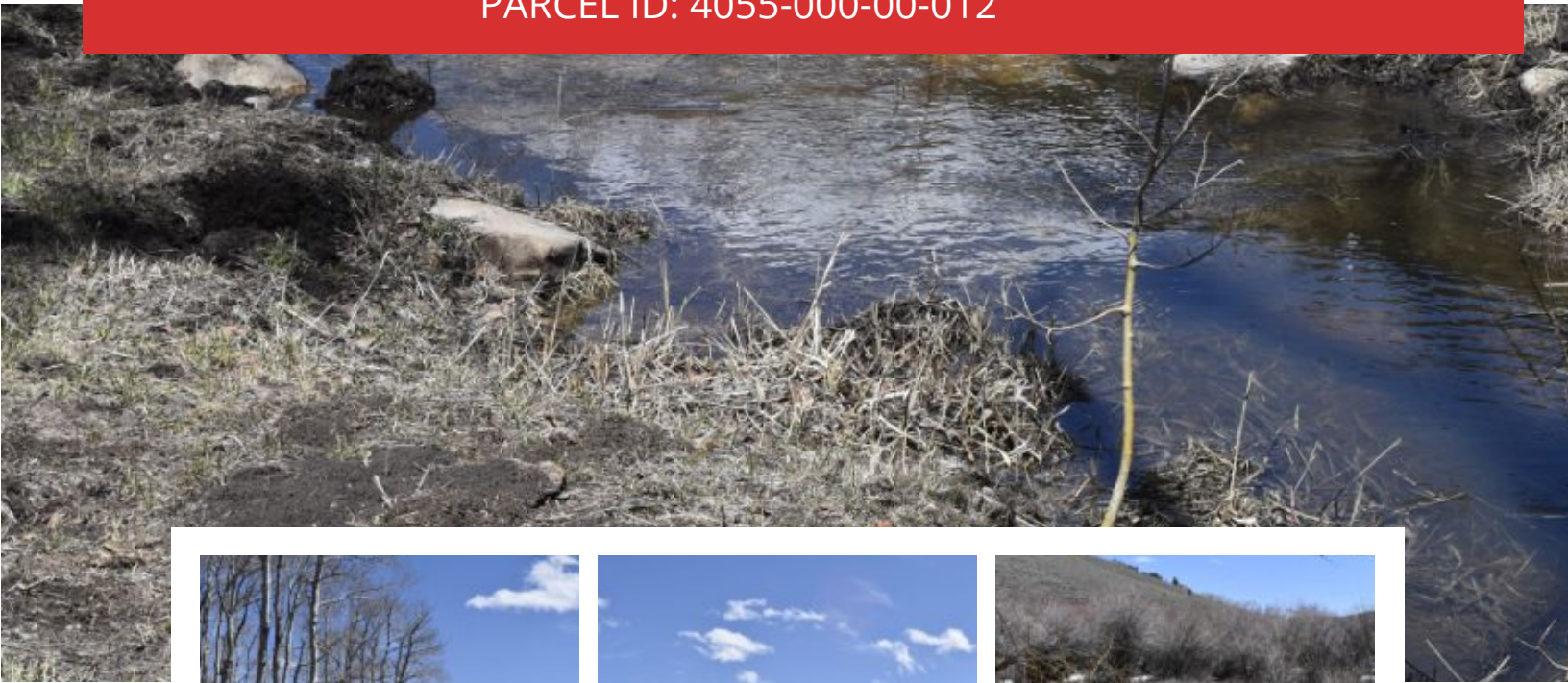


40 acre South of Gunnison, CO adjoining BLM land

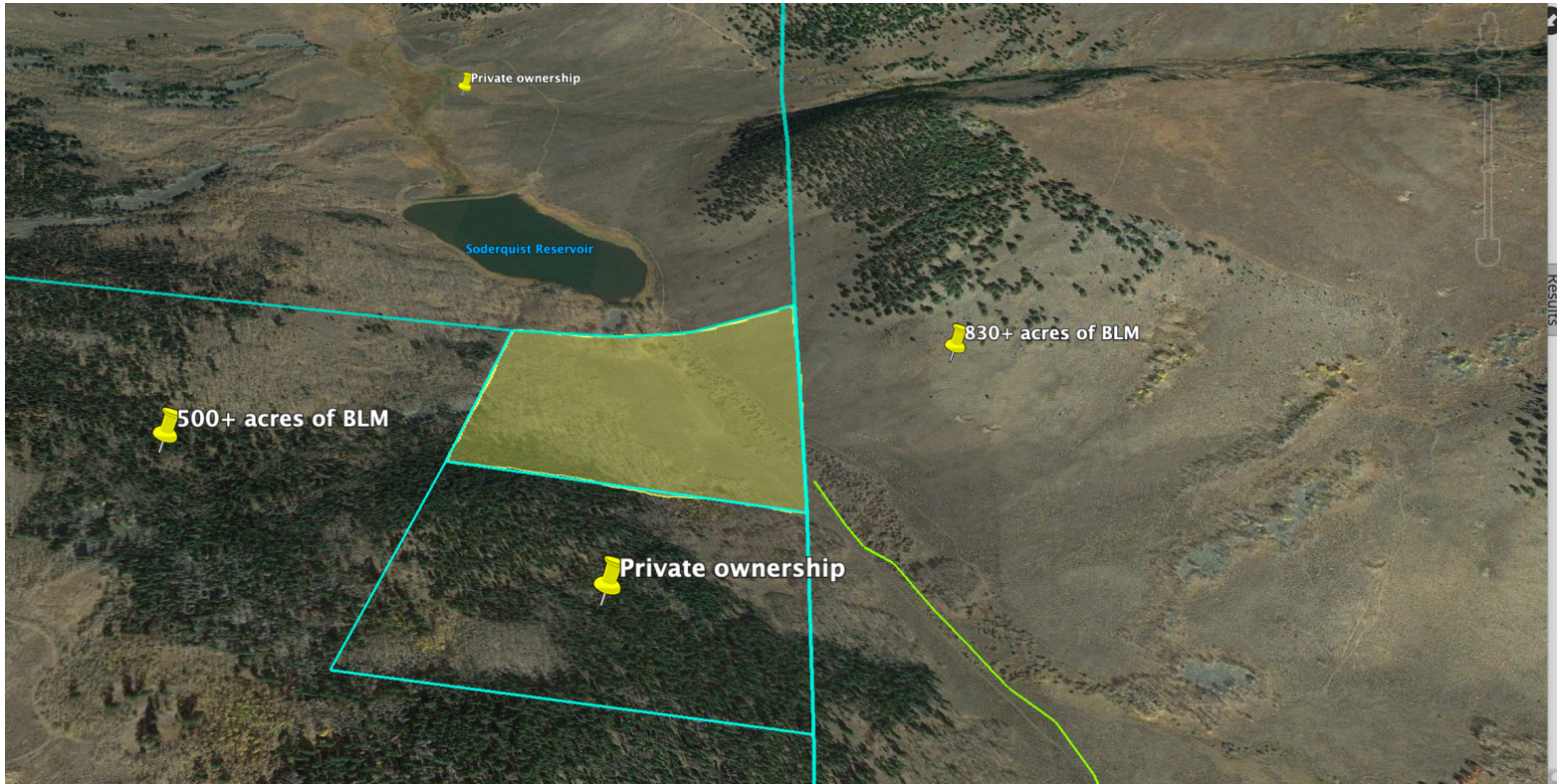
PARCEL ID: 4055-000-00-012



Description

40 acre adjoining a ton of BLM land with BLM roads heading back there. This is fairly off-grid and a great hunting spot for those interested in a recreational spot. Tons of BLM land surrounding you.

Look to get away in Gunnison County on your own hunting land or build an off grid retreat to escape to when you feel the urge.



Property Details:

ACREAGE	PARCEL ID	ZONING
40.67	4055-000-00-012	None
COUNTY	STATE	ANNUAL TAXES
Gunnison	Colorado	\$9.32

ACCESS

Use GPS coords to access and review the BLM roads that meander back there. Previous seller mentioned there is two access routes. I see one from 27E. Previous seller used for hunting property. Refer to the google earth file, listing photos, Gunnison Co GIS maps, and even using OnX to visit will be helpful.

TERRAIN

Property is sloped. Property borders a BLM land on the West and East.

UTILITIES

Off-grid. Septic and well would be needed.

GENERAL INFO ON ZONING

- Gunnison County does not have zoning.
- **Buildability:** Yes. As long as you meet all the regulations and setbacks.
- **Mobile Homes** - Yes. A mobile home would need a building permit, unless it's an RV, in which case, that's considered camping.
- **Camping:** Yes. Camping is permitted up to 14 days a year, any more than that and you'd need to apply for a long term camping permit. These are not approved without a place to dispose of waste (onsite septic system)
- **RV:** Yes. It is permitted up to 14 days a year, any more than that and you'd need to apply for a long term camping permit. These are not approved without a place to dispose of waste (onsite septic system). These allow long term camping to occur to 180 days, but you'll need to have septic installed first.

OTHER INFO ON ZONING

- Generally speaking, single family homes are permitted. You would need to meet all of the regulations, such as setbacks to wells (on this and other lots), etc.
- Land type was determined by county assessor for tax purposes only and not for any zoning classification since the county doesn't apply any zoning restrictions. Owners must follow the regulations and requirements set forth in the Land Use Resolution for any development projects to be done on a property. A request to change land type classification may need to be filed with the county for any developments that will be added on a vacant land.
*This particular parcel doesn't have any road access. If road access will be built/developed, land type may be changed by the county.

MORE INFO ON MOBILE HOMES

- **INDIVIDUAL MOBILE HOMES.** A mobile home may be permitted on a legal lot that is not in a mobile home community. It shall comply with all other applicable requirements of this Resolution and the following:

1. PLACEMENT OFF PUBLIC RIGHTS-OF-WAY. No mobile home shall be parked or permitted to remain on any public highway, road, alley or other such right-of-way for more than a 24-hour period. If so parked for less than a 24-hour period, it shall be parallel to the edge of the right-of-way, safely out of the flow of moving traffic.

2. REQUIRED TO BE USED AS RESIDENCE. No mobile home shall be parked on a parcel unless it is permitted to be used as a residence, pursuant to all applicable codes and regulations, and sections of this Resolution. All applicable permits, pursuant to Section 1-104: R: Relationship of Land Use Change Permits to Other Permits, shall be obtained before a mobile home is located on a parcel.

3. MOBILE HOME OR TEMPORARY MOBILE HOME PERMIT. The Community Development Department may issue either a Mobile Home Permit or a Temporary Mobile Home Permit:

a. **MOBILE HOME PERMIT.** Mobile Home Permit to park, occupy and use a mobile home on a parcel not in a mobile home community.

b. **TEMPORARY MOBILE HOME PERMIT.** Temporary Mobile Home Permit for the temporary parking, occupation and use of a mobile home not in a mobile home community, if all applicable requirements of this Resolution and of the Gunnison County On-Site Wastewater Treatment System Regulations have been met. The Temporary Mobile Home Permit shall be issued for a period not to exceed 180 days, and may be renewed not more than once for no more than an additional 60 days, without approval by the Board.



CASH PRICE

\$105,000

CENTER COORDINATES

**38°17'12.86"N, 107°
1'9.53"W**

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

INSTALLMENT OPTIONS

Down Payment %	Down Payment Amount	Monthly Payment (12 Months)	Monthly Payment (24 Months)	Monthly Payment (36 Months)	Monthly Payment (48 Months)	Monthly Payment (60 Months)
30%	\$31,500.00	\$6322.50	\$3320.85	\$2368.19	\$1931.93	\$1706.41
40%	\$42,000.00	\$5361.59	\$2789.36	\$1971.29	\$1594.82	\$1398.22

These options don't work for you? Check out our [calculator](#) to create a plan that works for you, then send it to us to see if we can make it work!

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Lis Rosaldo | 605-667-5474 | Liz@WilcolandLLC.com

