

MLS #: U102923A (Active) List Price: \$1,600,000

16561 Hwy 165 Rye, CO 81069



TOTAL ACRES: 30
ACREAGE RANGE: 21-30.99 Acres
ACREAGE SOURCE: Court House
POSSIBLE USE: Multi-Family, Commercial,
Current Use
PRICE PER ACRE: \$53,333.33

SUB AREA: Rye
AREA: Southwest County
SCHOOL DISTRICT: 70
TAXES: 5667.54
PRIOR TAX YEAR: 5

LEGAL DESCRIPTION: Parcel 0010206953 lengthy legal description - in broker office.

PARCEL NUMBER: 0010206953

PARCEL #-2: 0

LOT: 0 BLOCK: 0 TRACT/FILING/UNIT: 42

DEED PROVIDED: General

WATER RIGHTS: Yes

DESCRIPTION: well and additional right

FRONTAGE: hwy 165

LOT FACES:

ZONING: AGR

IRREGULAR LOT SIZE: Yes

LOT DIMENSIONS:

LOT SQFT: 1306800

POA FEES:

HOA DUES:

HOA INCLUSIONS: None

PROPERTY DISCLOSURE AVAIL: Yes

PROVIDE PROPERTY DISC: Yes

DISCLOSURE: None

DOCUMENTS ON FILE: Appraisal, Photographs, Water Rights, Septic Inspection, Survey

VARIABLE COMMISSION: No

COMM BA %: 3

COMM TB %: 3

POSSESSION: day of close

EARNEST MONEY REQUIRED: 20000

EARNEST MONEY TO: security title

TERMS: Cash, Conventional

SHOWING INSTRUCTIONS: Appointment Only

TOPOGRAPHY/LOT DESCRIPTION: Wooded Lot, Borders National Forest, View, Mountain Frontage Exposure, Irregular

CROPS: None

IRRIGATION: None

ACCESS: Paved, Private, State/County Highway

EXTRAS: Fencing, Garage, Outbuildings, Can Be Divided, Other - See Remarks

WATER COMPANY:

CURBS/GUTTERS:

WATER: Well-Private, Other-See Remarks

CURBS & GUTTERS: No Curbs

SEWER: Septic

STRUCTURES:

ELECTRIC CO: San Isabel

MARQUEE:

ELECTRIC: Other

MINERAL RIGHTS:

GAS COMPANY: None

GRAZING RIGHTS:

GAS: None

PUBLIC REMARKS: Well established mountain campground that borders San Isabel National Forest. Property includes 55 RV sites, 10 cabin/cottages, indoor meeting lodge that accommodates approximately 200 people, centrally located laundry and shower facilities. Other improvements include maintenance and office buildings plus a large 3700sf+ luxury home that could be converted to a B&B. All-year access via HWY 165. Elevation: 9200'.

DIRECTIONS:

MLS/AGENT ONLY REMARKS: Additional information available on seller's website: Aspenacrescampground.com. This property co - listed with Michael Simpson of Simpson and Company Properties. 719 252 8535

LIST DATE: 9/11/2006

DAYS ON MARKET: 561

CONTRACT DATE:

ORIGINAL LIST PRICE: \$1,600,000

INTERNET: Yes

PHOTO: Provided

LIMITED SERVICE:

LIMITED SERVICE PROVIDES:

OFFICE NAME: 345 REALTY, INC (#:541)

LISTING AGENT: ADDISON JOHNSTON (#:1276)

PHONE: (719) 248-8585

AGENT EMAIL: AJ345@COMCAST.NET

FAX: (719) 213-2519

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Information Herein Deemed Reliable but Not Guaranteed