

**RESIDENTIAL LAND FOR SALE**



40 Ac Tbd 62x Rd

Parcel Size**0**

Date Listed

**08/13/2024**

Placerville, Colorado

Listing ID

**GL-1726598014**

United States

Listed by: Realtyww Info

**Asking Price**

**\$489,000**

For more information, visit:

<https://www.globallistings.com/11628611>

## Overview

Do you love the mountains, small towns and recreational activities of Ridgway, Telluride, Ouray and Montrose? Are 10+ mountain views on the top of your list? Have you been searching for that perfect legacy property where you can come and enjoy your property seasonally for now and make plans for your future home? Would you like an affordable, high end parcel that has no HOA or Covenants so that you can park an RV and come and go? This individual 40 acre parcel sits south of 62x Road-just north of Highway 62, the main thoroughfare between Ridgway and Telluride. Many years ago a family purchased this parcel as a staging ground as they built their incredible mountain view home. They found that perfect private mountain view spot, set up their RV and enjoyed private dead on mountain view living as they created their lovely mountain retreat. That home is also on the market now and they've decided it time to sell this 40 acre treasure to you. There are currently no utilities on the property, but they're all available and one can see other adjacent properties to see how they've established solar power, septic and wells for good drinking water. Access is very good through the majority of the year on good gravel roads, and during the winter season just the last mile isn't plowed, so a quick five minute ride on your snowmobile or snowcat gets you in from 60X road or you can cross-country ski or snowshoe in-just as the present owners did throughout the years. The views, privacy, ease of building and plentiful wildlife has made this special area a popular spot-this 40 acre

parcel gives you the chance to live your Colorado Dream without having to break the bank! Come see it today!

For more details:

Listed by: Todd Schroedel

**Contact**

**Email**

**Phone**