

# Forest Service Rd #766

Pitkin, CO | Gunnison County

18.6 Acres

ALL CASH PRICE

**\$149,000**



Hunting (Unit 55)

Borders BLM

Remote Setting

## 18.6 Acres in Gunnison: Hunter's Retreat Near Taylor River

18.6 acres of captivating beauty nestled in Gunnison County's pristine Colorado mountains! This unique property offers hunters, anglers, and thrill-seekers a slice of adventure paradise. Immerse yourself in a majestic landscape perfect for Big Game Hunting—moose, deer, and elk await in Unit 55, bordering BLM lands. Just a stone's throw from Gold Medal Fishing on the Taylor River and Trophy Lake Trout at Taylor Reservoir, it's an angler's dream. Colorado's off-road mecca beckons to dirt bikes, ATVs, and UTVs to explore trails scaling through these majestic mountains. Build your off-grid cabin by the tranquil creek, surrounded by serene forests and breathtaking mountain views. Escape to a remote setting near Tin Cup and Pitkin, where outdoor adventures become extraordinary experiences.

***Perfect for: Hunter, Outdoorsman, Lover of off-roading, fishing.***

# Details

Full Address: Forest Service Rd #766, Pitkin, CO, 81241

County/State: Gunnison, CO

Lot Size: 18.6 Acres

Neighborhood:

Subdivision: Quartz Creek

Parcel #: 352500000101

Lot #: 1 & 2

GPS Center:  
38.646753, -106.494129

GPS Corners:  
38.6514, -106.4969 NE  
38.6493, -106.4925 SE1  
38.6486, -106.4930 SE2  
38.6481, -106.4920 SE3  
38.6474, -106.4926 SW  
38.6500, -106.4980 NW

Zoning:

Land Use: Vacant Land (Nec)

Terrian: Wooded

Grade/Slope: Sloped

Views: Mountain, Forest, Creek

Elevation: 10,880

Road Access: Yes by 4x4 only

Seasonal Use: Summer

Water Source: None

Electricity: None

Sanitation: None

Gas: None

Flood Zone Code: X

Est. Annual Property Tax: \$879.66

HOA: No

HOA Annual Dues: \$

Improvements:

Easements:

# Description

Experience the allure of pristine Colorado mountains and unlock your adventurous spirit with this captivating 18.6-acre parcel nestled in the majestic Gunnison County. Imagine a place where the lush forest embraces a winding creek, and the serene beauty of the landscape captivates every weary soul. This unique slice of heaven is not just land; it's your gateway to a world of exhilarating outdoor pursuits and tranquil moments. Venture into a land where big game hunting reigns supreme! With Unit 55 bordering BLM lands, this is a hunter's paradise for moose, deer, and elk. Whether tracking impressive trophies or setting up a hunting blind for the perfect shot, the thrill of the chase awaits in this secluded heaven. And let's not forget the tireless anglers—you're mere moments from Gold Medal fishing on the Taylor River and trophy lake trout rewards at the Taylor Reservoir. Off-roading enthusiasts and thrill-seekers, welcome to Colorado's off-road mecca! With trails set against a backdrop of majestic cliffs, your dirt bikes, ATVs, and UTVs will find endless tracks of adventure. It's not just an escape; it's a playground for every outdoorsman. Envision crafting your off-grid cabin amidst this enchanting historic quartz mining district or soaking in summer's warmth as you uncover the region's rich mining legacy. Situated near the rustic communities of Pitkin and Tincup, this spot serves as a haven for those craving an authentic connection with nature's marvels. From snowy slopes to vibrant summers, the landscape is a year-round canvas for your wildest dreams. Ignite your passion for adventure and serenity in this remote setting bordered by breathtaking views of rugged mountains, serene forests, and the graceful dance of the creek. Discover where you truly belong.

# Activities

Boating, Fishing, Lakes/Reservoirs, Streams/Rivers, Big Game Hunting, Off Road Trails, Hiking, Mountain Biking, Camping, Snowmobiling , Ski Resort, Horseback Riding

# Nearby Attractions

Tincup, Colorado 81210 43 min (13.8 miles)	Taylor Reservoir 1 hr 4 min (24.5 miles)
Crested Butte, Colorado 81224 1 hr 30 min (60.1 miles)	Fossil Ridge Wilderness, Almont, CO 81210, 1 hr 1 min (21.4 miles)
Hancock Ghost Town, Nathrop, CO 81236, 1 hr 17 min (20.9 miles)	St. Elmo Chipmunk Crossing, Nathrop, CO 81236, 1 hr 28 min (26.7 miles)



# Purchase Options

All Cash

## All Cash Pricing

**Purchase Price: \$149,000.00** plus taxes and closing fees due at closing.

# Comparables

Information	This Property	Comparable 1	Comparable 2
Address	Forest Service Rd #766, Pitkin, CO, 81241	TBD US Forest Service Road 770 Road, Pitkin, CO 81241	TBD Highline Drive, Pitkin, CO 81241
Status	Listed	Sold	Sold
Sold/List Price	\$	\$35,900.00	\$68,000.00
Acres	18.6	10.33	10.33
Price Per Acre	All Cash: \$8,010.75	\$3,475.31	\$6,582.77

## Nearby Convenience

### Gas

- Pitkin Store, 815 State St, Almont, CO 81210, 27 min (7.0 miles)
- Taylor Park Trading Post, 23044 Co Rd 742, Almont, CO 81210 59 min (21.4 miles)

### Grocery

- City Market, 880 N Main St, Gunnison, CO 81230 59 min (33.1 miles)
- Walmart, 900 N Main St, Gunnison, CO 81230 59 min (33.2 miles)

### Medical

- Gunnison Valley Health Family Medicine Clinic, 130 E Virginia Ave, Gunnison, CO 81230 56min (32.54 miles)
- HRRMC Buena Vista Health Center, 28374 County Rd 317, Buena Vista, CO 81211 2hr (91.8 miles)

## Nearby Cities/Towns

### Large Cities

- Buena Vista, Colorado 1hr 59 min (50.6 miles)
- Colorado Springs, Colorado 3 hr 41 min (181 miles)

### Towns

- Pitkin, Colorado 27 min (7.0 miles)
- Gunnison, Colorado 81230 56 min ( 32.5 miles)

## Directions

### Google Maps

[https://www.google.com/maps/place/38%C2%B038'48.3%22N+106%C2%B029'38.9%22W/@38.6467572,-106.4967039,648m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d38.646753!4d-106.494129!5m1!1e3?authuser=0&entry=tu&g\\_ep=EgoyMDI0MTAyNy4wKXMDSoASAFQAw%3D%3D](https://www.google.com/maps/place/38%C2%B038'48.3%22N+106%C2%B029'38.9%22W/@38.6467572,-106.4967039,648m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d38.646753!4d-106.494129!5m1!1e3?authuser=0&entry=tu&g_ep=EgoyMDI0MTAyNy4wKXMDSoASAFQAw%3D%3D)

## Zoning & Restriction Information

### Camping

- Allowed: Yes
- Restrictions: Camping / RV's are permitted for up to 14 days within a 90-day period without a permit. Permits available for up to 180 days with confirmation of water and sewer (septic).

### RV's

- Allowed: Yes
- Restrictions: Camping / RV's are permitted for up to 14 days within a 90-day period without a permit. Permits available for up to 180 days with confirmation of water and sewer (septic).

### Mobile Homes

- Allowed: Yes

- Restrictions: Permit is required, must have legal access and availability to water and sewer (septic).

## Tiny Homes

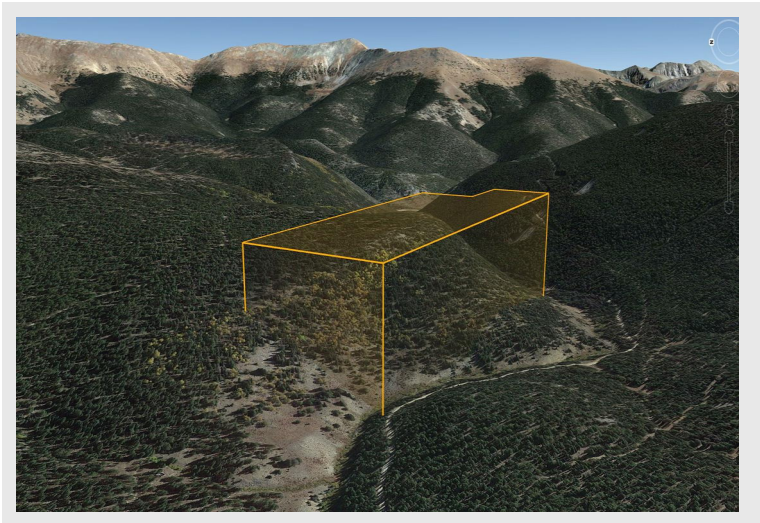
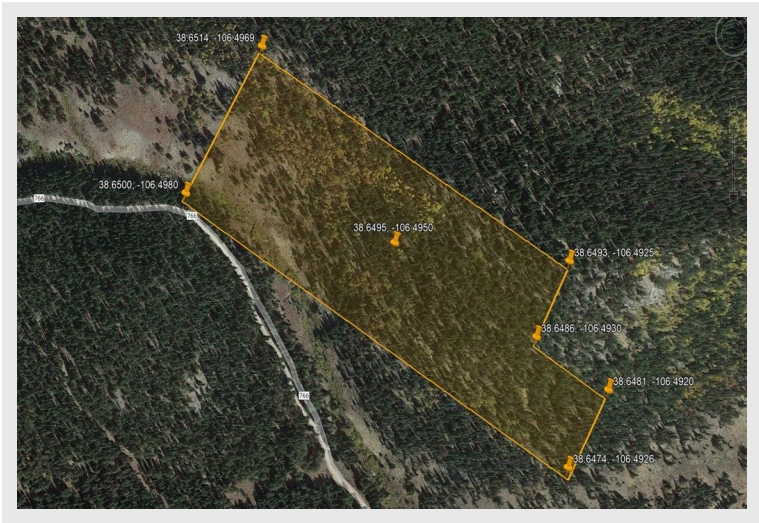
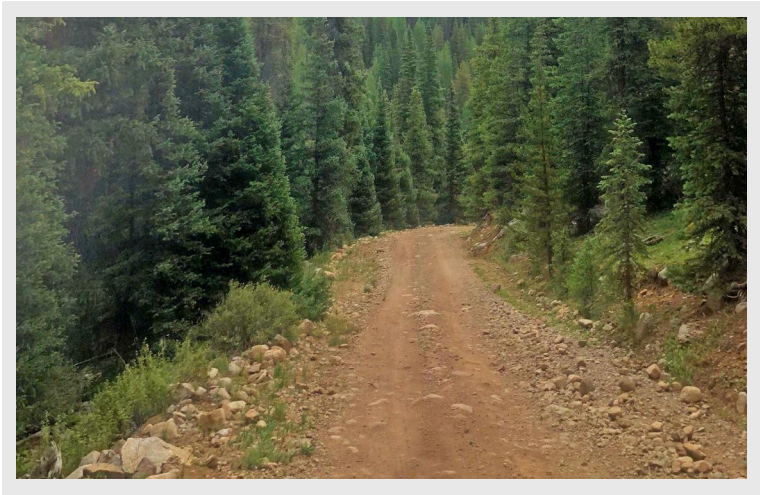
- Allowed: Yes
- Restrictions: Permit is required, must have legal access and availability to water and sewer (septic).

## Short-Term Rentals

- Allowed: Yes



# Additional Photos





A topographic map of the Tomichi area. The map features contour lines indicating elevation, with labels such as 10827 ft, 10991 ft, 11155 ft, 10663 ft, 10499 ft, and 10335 ft. A blue rectangular area is highlighted, labeled "Forest Svc 766". Surrounding roads include "Halls Gulch Rd" and "Fisher Rd". The map also shows "Fairview Dr" and "Forest Svc 766" in the upper left. Two labels "14020003 Tomichi" are present, one on the left and one on the right. The map is oriented with North at the top.

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- The map is a topographic representation of a wooded area. It includes contour lines indicating elevation, with labels such as 10663 ft, 10827 ft, 10991 ft, 11155 ft, and 11319 ft. Two roads are shown: Halls Gulch Rd and Fisher Rd. Property boundaries are delineated by orange lines, and two specific parcels are highlighted with blue rectangles and labeled '14020003 Tomichi'. The map also shows 'Forest Svc 166' and 'Forest Svc 168' areas.

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## Disclaimer

This property is for sale in its current "As-Is" condition and all information provided is to the best of the seller's knowledge. This means that the Property is sold in its existing state, without any warranties or guarantees, either express or implied, regarding its condition, fitness for a particular purpose, or merchantability.

The Buyer is responsible for performing their own due diligence regarding the Property. This includes verifying all information provided, assessing the Property's suitability for the Buyer's intended use, and conducting any desired inspections or assessments. The Buyer is encouraged to consult with independent professionals, such as surveyors, engineers, and legal advisors, to obtain expert advice as necessary.

Rurban Land LLC may hold an equitable interest in the property but may not possess legal title at the time of sale. While we have secured the right to market and acquire full ownership, we may not yet be the registered legal titleholder. Consequently, Rurban Land LLC makes no assertions or guarantees regarding holding current legal title to the property. Buyers should be aware of this status and may seek legal counsel to understand the implications of purchasing a property under these circumstances.

To the fullest extent permitted by law, the Buyer hereby agrees to waive, release, and forever discharge Rurban Land LLC and all its affiliated companies from any claims, whether legal or equitable, that the Buyer, their heirs, transferees, assigns, subrogees, devisees, and agents may allege, arising out of any discrepancies in lot lines, pictures, or property location compared to the actual Property.