

Hunting GMU 15

\$312,000

1929 COPPER SPUR RD, BOND, CO 80423, USA

<https://resortdevelopmentmarketing.com>

1929 Copper Spur Road is a 3.75-acre property in Eagle County, Colorado. The ready-to-build homesite provides an owner with the opportunity to build their 'home', a 'cabin', and a place to get away from it all. Located within minutes of multiple Colorado River rafting and fishing boat ramps - and immediate [out-the-door] access to hiking trails and hunting (GMU 15) on the adjacent BLM land. 1929 Copper Spur is 41 miles to Vail, 30 miles to Eagle, 50 miles to Steamboat Springs. 'Live Water' from Yarmony Creek is stored in four 2,500-gallon water tanks [10,000 gallons total] to irrigate the garden and multiple fruit trees [an 'orchard' of apple, crab apple, and apricot]. The water well was drilled in 2022 and produced 15 + GMP. Zoned "resource" per Eagle County zoning guidelines. Available upon request are: An ILC, an interactive map, the Eagle County Zoning guidelines for 'resource' zoning, and a video of Yarmony Creek.



Brent Rimel

- Acreage
- Land
- Active



Basics

Category: Land

Status: Active

Subdivision Name: See Remarks

Lot Size Acres: 3.75 acres

County: Eagle

Type: Acreage

Lot size: 3.75 sq ft

Agent Full Name: Brent Rimel

Zoning: Resource

Building Details

Sewer: Septic Needed

Amenities & Features

Utilities: Electricity Available, Water Available

Waterfront Features: Creek

WaterSource: Well

Miscellaneous

Road Surface Type: Unpaved, All Year **Listing Terms:** 1031 Exchange, Cash, New Loan

Special Listing Conditions: None **Pets Allowed:** Yes

Courtesy of

List Office Name: Slifer Smith & Frampton- Bachelor Gulch

