



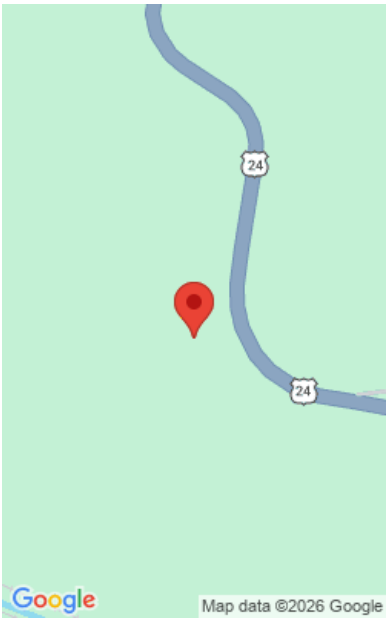
\$1,925,000

HWY 24 8458, MINTURN, CO, 81645

<https://resortdevelopmentmarketing.com>

- Acreage
- Land
- Active

This 30 acre parcel is like nothing else in the Vail area! The stunning setting offers everything you could want in a unique mountain property: breathtaking views, dramatic cliffs, peaceful Aspen groves, pine forest, grassy meadows, and colorful rock formations, all atop a steep canyon overlooking the Eagle River... and under 20 minutes to Vail! Easy access. The parcel includes eight mines with U.S. mineral patents, but there has been no mining or development in over 100 years. There is no HOA. This unspoiled secret gem could be your own private playground or spectacular homesite. With multiple potential building sites, including a thrilling cliff top, you may have trouble choosing one. The parcel is in unincorporated Eagle County at the 9000' summit of Battle Mountain pass between Minturn and Red Cliff. Most of the land is on the west side and largely hidden from Highway 24, which keeps it secluded and quiet. Cross country ski on trails through the forest, back country ski on the eastern slope, hike and explore the land for hours, or just sit and enjoy the unparalleled views from a secluded perch atop the canyon! An amazing property and an amazing value at only \$64k per acre! You must experience this property to appreciate all it has to offer, so schedule your private tour today. Please do not access the property without an appointment. Mines are currently closed for safety. Electric access is just across Highway 24, and a well permit is included in purchase. Well and septic must be drilled. Please contact Eagle County Planning Department for information and regulations regarding zoning, building, or development ideas and do not access the property without an appointment. Mines are currently closed for safety. Natural hazards exist, including cliffs drops of several hundred feet.



Jennifer Coulson



Basics

Category: Land

Status: Active

Subdivision Name: Metes & Bounds

Lot Size Acres: 28.95 acres

County: Eagle

Type: Acreage

Lot size: 28.95 sq ft

Agent Full Name: Jennifer W Coulson

Zoning: Natural Resource

Building Details

Sewer: None

Amenities & Features

Utilities: See Remarks

WaterSource: See Remarks

Miscellaneous

Special Listing Conditions: None

Pets Allowed: Yes

Courtesy of

List Office Name: Coldwell Banker Distinctive Properties

