



758 Railroad Ave., Rifle, CO 81650 970-625-1616
Information available 24 hours a day at
www.goldstarrealtyinc.com

GOT WATER ? **LEDWELL PROPERTY**

Proposed Address: 13327 CR 245
New Castle
Price: \$160,000
Earnest Money: \$5,000
Terms: Cash, Cash to New Loan
MLS #: 155113
Legal: Lengthy – Call Gold Star Realty
Taxes: \$2014.52 / 2017
Zoning: Rural



BEAUTIFULLY LANDSCAPED BY MOTHER NATURE – Mountain Property on the West Elk. 13 miles north of New Castle on Buford Road. Rights to surface water from ample springs provide irrigation to the valley. A small farm could compliment the home site on this 11.67 acres or make an excellent base camp for hunting and recreation. Driveway and well are in place. Ready for building permit as soil test, perk test, foundation design and house plans are all part of the package. RV and solar set up is available for additional \$ or move your RV in place to enjoy this off-grid location close to Harvey Gap, the White River National Forest and Flat Tops Wilderness.

DIRECTIONS: Approximately 13 miles North on the Buford/New Castle Road - 245

Listed by:
LINDA UPTON, AKA Red the Realtor
625-1616 or 1-888-264-6128



THIS INFORMATION, WHILE DEEMED ACCURATE IS NOT GUARANTEED BY SELLER OR GOLD STAR REALTY, INC. IF CALCULATIONS OR MEASUREMENTS OF THE PROPERTY ARE A DECISIVE CONSIDERATION IN ENTERING INTO A CONTRACT TO PURCHASE, IT IS BUYER'S RESPONSIBILITY TO INDEPENDENTLY VERIFY SUCH CALCULATIONS OR MEASUREMENTS





WELL HEAD

