



SHERMAN ACREAGES

Lake City, Colorado
(Hinsdale County)

Located near the headwaters of the Lake Fork of the Gunnison River, lie two small acreage parcels of land that belie the natural beauty offered only by a few select locations in the Rocky Mountains. The two parcels are each surveyed and platted and not subject to covenants. Known as Lot 1 (3.038 acres) and Lot 3 (3.980 acres) of Sherman's Subdivision, provide spectacular views of the San Juan Mountains as well as immediate access to millions of acres of wild and scenic mountain wilderness. These two lots adjoin each other as well as Federal public lands administered by the Bureau of Land Management and are adjacent to Hinsdale County Road No. 35, an all weather gravel county road maintained by the county. The acreages are approximately 15 miles southwesterly from Lake City, CO

The properties offer spectacular home sites and/or potential for business opportunities such as guest lodge or wilderness

adventure services. Though similar the two lots offer minor differences with Lot 1 adjoining the Lake Fork of the Gunnison River for a short distance. Both lots adjoin public land for easy access to millions of acres. These are the upper end, if not the best, of the quality building lots in the area.



Offered for \$219,000 (Per Parcel)

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