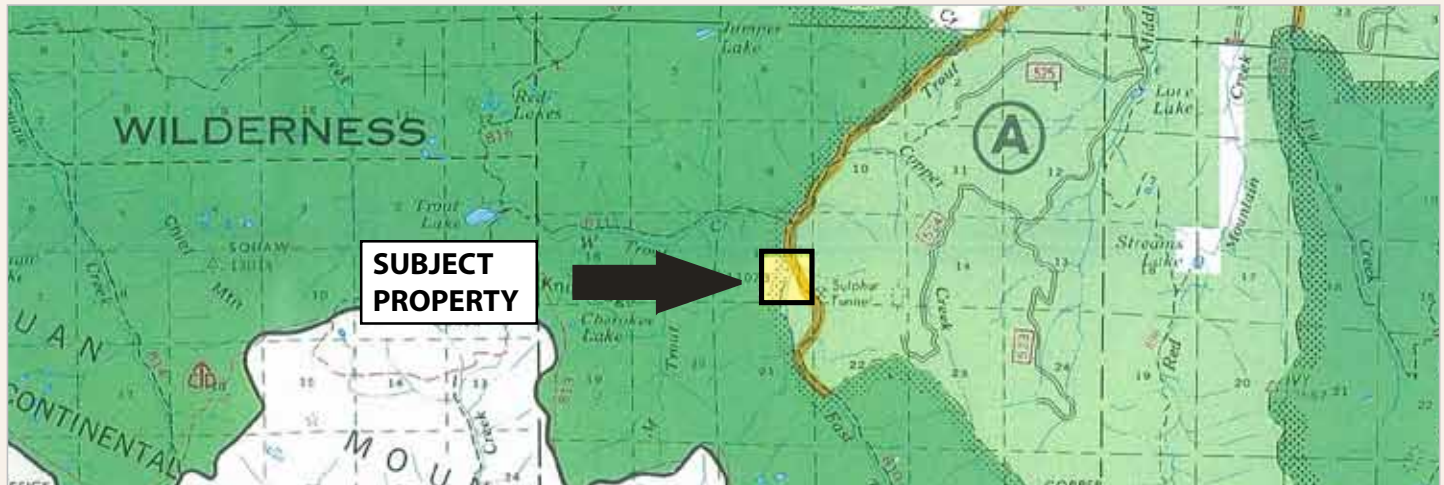


160± ACRE NATIONAL FOREST IN-HOLDING

Creede, Mineral County, Colorado



Map shows approximate boundaries and may not be totally accurate. Consult broker for complete legal description.

This one-of-a-kind 160± acre Rio Grande National Forest in-holding straddles the Weminuche Wilderness in the most pristine county in Colorado! Imagine private ownership in an area designated for national protection for its scenic beauty and uniqueness. Much of the interior of the property has open, grassy meadows with the periphery being mainly timbered with pine and aspen. Trout Creek bisects the property for ½± mile and offers good fishing for Cutthroat, Brook & Brown trout. There is easy access to relatively un-fished miles of Trout Creek upstream and downstream of the property. Wildlife abounds in this pristine environment. The remoteness of this property equates to seasonal access only. Access is via a Forest Service road from Love Lake, southwest of Creede. A locked gate provides a 4 mile vehicular easement to the property from a special use permit. Although rough, it is passable. The property is located in Mineral County where 95% of the land is federally owned, making private ownership all that more desirable. Property located in Sec. 16, T39N, R2W, New Mexico P.M. \$2,400,000.



FOR MORE INFORMATION, CONTACT: NANCY DUETSCH OR GARY PEARSON

The information on this property was acquired from sources deemed reliable and is believed to be accurate and reliable, however, we do not warrant its accuracy or completeness. Fuller Western Real Estate, LLC recommends that every item of interest to the purchaser (i.e. water laws, mineral laws, zoning and use regulations, state, federal and private permits) be independently verified by the purchaser's attorney. Boundaries on the map are approximate. Consult broker for complete legal description.