

Off Grid Oasis on 40 acres | Gunnison Colorado
12000 County Road 743
Gunnison, CO 81230

\$1,200,000
40± Acres
Gunnison County



**Off Grid Oasis on 40 acres | Gunnison Colorado
Gunnison, CO / Gunnison County**

SUMMARY

Address

12000 County Road 743

City, State Zip

Gunnison, CO 81230

County

Gunnison County

Type

Recreational Land, Hunting Land, Single Family

Latitude / Longitude

38.653018 / -106.773148

Taxes (Annually)

3583

Dwelling Square Feet

2428

Bedrooms / Bathrooms

2 / 2.5

Acreage

40

Price

\$1,200,000

Property Website

<https://greatplainslandcompany.com/detail/off-grid-oasis-on-40-acres-gunnison-colorado-gunnison-colorado/110965/>



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PROPERTY DESCRIPTION

Find Your Private Mountain Escape at 12000 County Road 743

Discover your ultimate back-country retreat and hunting paradise at this stunning off-grid oasis perched high on a mostly level, wooded 40-acre parcel. Enjoy breathtaking 360-degree mountain-top views of Fossil Ridge, the majestic West Elks, and the sweeping Gunnison Valley that will take your breath away from the moment you arrive.

This beautifully constructed 2,400+ sq ft home features 2 bedrooms and 3 bathrooms, thoughtfully designed to capture incredible vistas of Fossil Ridge on one side and the expansive Gunnison Valley on the other. The craftsmanship and meticulous attention to detail shine throughout - quality you truly have to experience in person.

Property Highlights Include:

- **Privacy & Setting:** Situated so no neighboring buildings can be built in sight, ensuring unmatched seclusion and serenity.
- **Outbuildings:** Sauna/generator building, equipment shed, and a spacious detached garage/workshop/man cave complete with its own custom outhouse - perfect for additional rustic living space, hobbies, or storage.
- **Equestrian/Livestock Ready:** Corral for horses or cattle.
- **Off-Grid Capability:** Well-equipped for self-sufficient living in a spectacular setting.

This property sits in a hunter's dream location, just minutes from prime big game hunting in GMU 55 - home to trophy mule deer, elk, bear, moose, bighorn sheep, and mountain goats. Many of these species have been spotted right on or from the property itself. World-class fishing is also nearby at the Taylor River, Gunnison River, and Blue Mesa Reservoir.

Considered a seasonal gem located 48 minutes from Gunnison above Almont, the property remains accessible year-round with the proper vehicle or machine. Seller will include a Jeep Wrangler and 2 snowmobiles for the right offer! Whether you're seeking a private getaway, hunting basecamp, or off-grid homestead, this rare offering delivers it all.

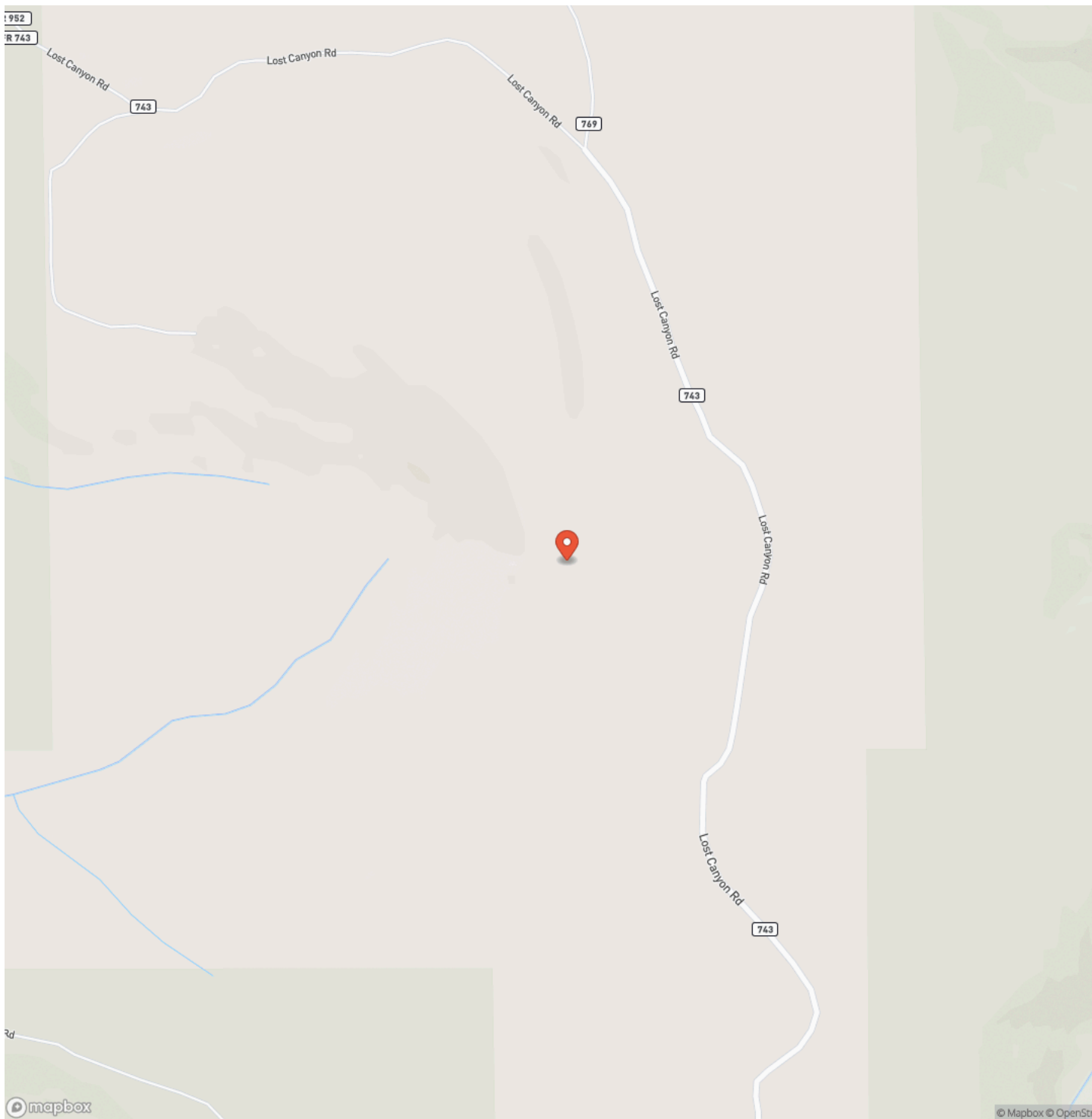
The views, quality construction, and thoughtful features can only be fully appreciated during a personal tour. Schedule your private showing today and experience the magic for yourself. An additional adjacent vacant 40 acres with its own well is available. Updated pictures coming soon!



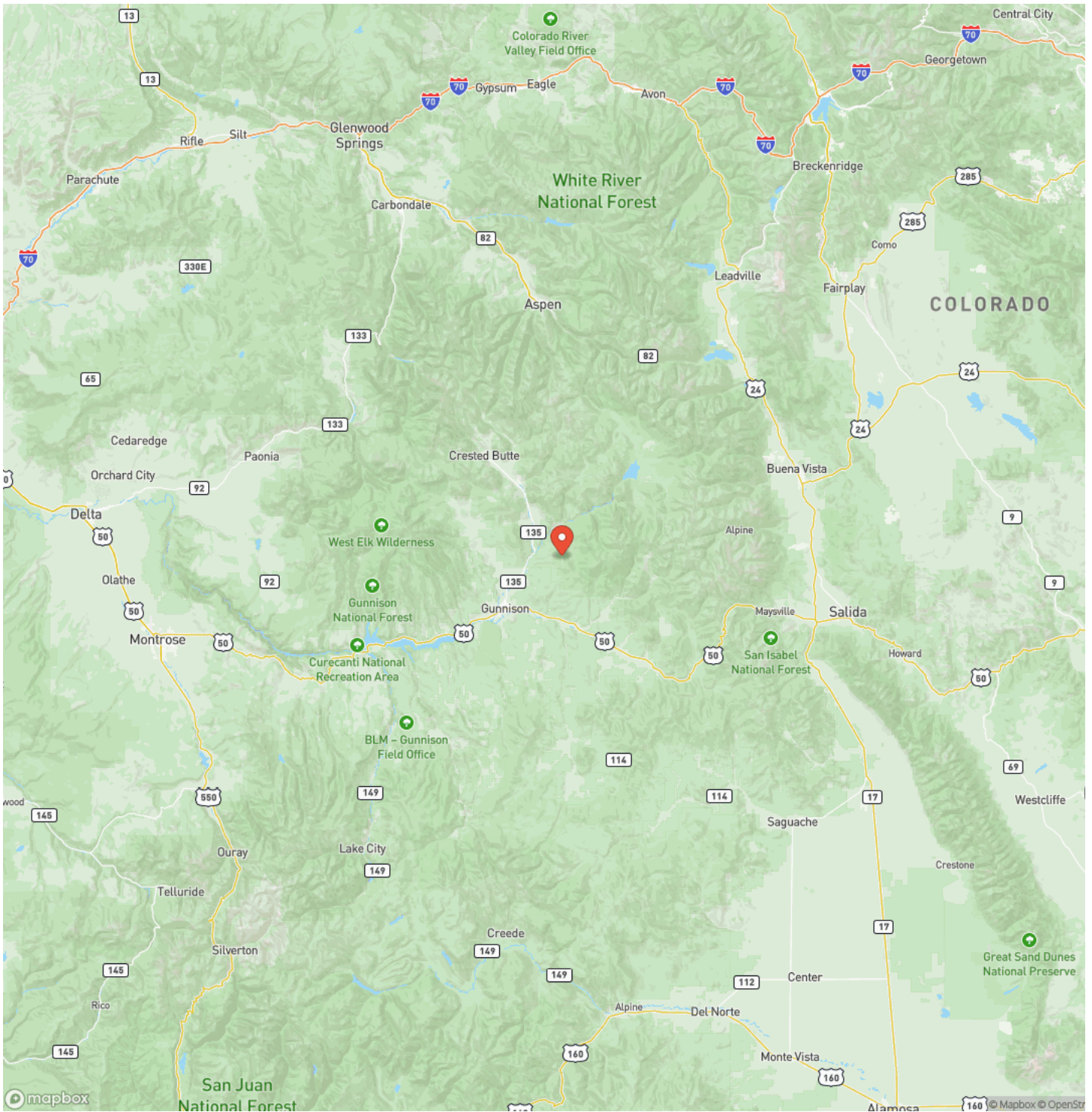
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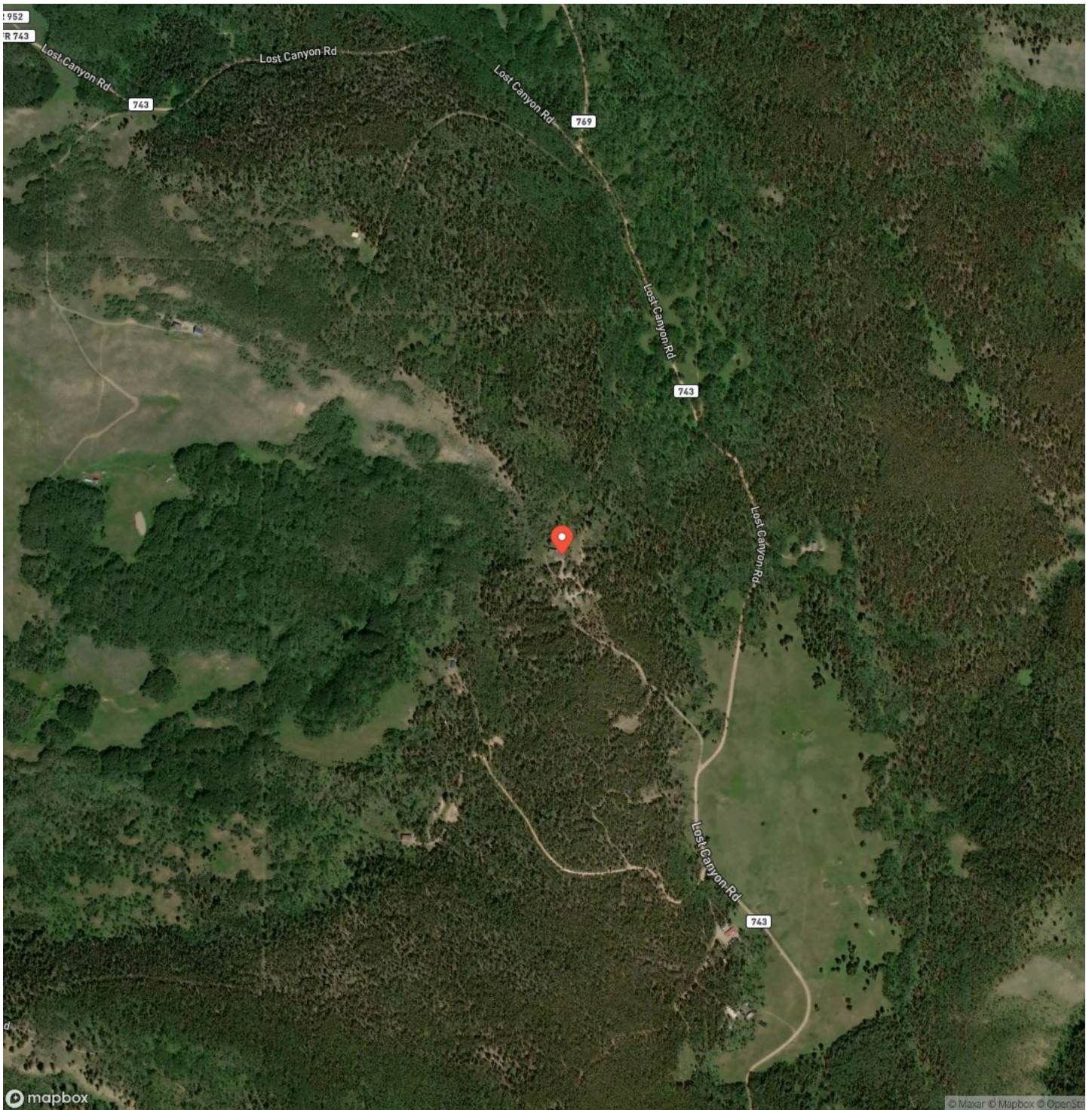
Locator Map



Locator Map



Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



GREAT PLAINS

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