

Land Active  
MLS# 1008229

TBD EM W Lake Creek Road, Edwards, CO,  
81632

Client Summary

County: Eagle

PROPERTY INFORMATION

<b>Area:</b>	Lake Creek Valley	<b>Schedule Number:</b>	R059528
<b>Complex/Subdivision:</b>	Other	<b>Lot Size Acres:</b>	37.58
<b>Property Subtype:</b>	Acreage	<b>Lot Size Square Feet:</b>	1,636,897
<b>Ground Lease:</b>	No	<b>Lot Size Source:</b>	County/Gov't
<b>Water Rights:</b>	Yes	<b>Irrigated Acres:</b>	0
<b>Water Source:</b>	Well		
<b>Zoning Code:</b>	resource		
<b>Parcel Number:</b>	210529200020		



ASSOCIATION/TAX INFORMATION

<b>Current Tax Amount:</b>	\$3,247.04	<b>Association YN:</b>	No	<b>Transfer Tax %:</b>	0
<b>Current Tax Year:</b>	2022			<b>Transfer Fee %:</b>	1
<b>Transfer Tax %:</b>	0				

**Legal Description:** See Remarks.

**Remarks:** EAGLE MEADOW HOMESITE Many years ago, a country road ran through this homesite. In its place is a stunning return to nature, featuring broad, open meadows bordered by extensive Aspen forests. In fall, those forests reward the eye with rich textures of color. No matter what the season, Eagle Meadow's acres are so private, they create a true feeling of majestic serenity. As an added bonus, horse lovers will find their happy place on the flat meadow, which offers a particularly perfect setting for riding.

Showing Information and Requirements

LISTING DETAIL

<b>Utilities Available:</b> Electricity Available; Propane; Satellite; Snow Removal; Trash;	<b>Assessments:</b> None
<b>Water Available:</b> See Remarks	<b>Distressed Property:</b> None
<b>Sewer:</b> Septic Needed	<b>Current Use:</b> Residential
<b>Geological Info:</b> None Known	<b>Property Access:</b> All Year; Private
	<b>View:</b> Meadow; Mountain(s); Trees/Woods

LISTING INFORMATION

**Original List Price:** \$4,500,000

**Possession:** Delivery of Deed  
**Rental Agreement:** No

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