

Land Active MLS# 1012895		TBD Casteel Creek Road, Edwards, CO, 81632 County: Eagle		Client Summary	
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PROPERTY INFORMATION					
Area:	Lake Creek Valley	Schedule Number:	R054846		
Complex/Subdivision:	Other	Lot Size Acres:	35.29		
Property Subtype:	Acreage	Lot Size Square Feet:	1,537,406		
Ground Lease:	No	Lot Size Source:	Survey		
Additional Land Lease:	No	Irrigated Acres:	0		
Water Rights:	Yes				
Water Source:	Well				
Zoning Code:	Residential				
Parcel Number:	2105-194-00-007				

ASSOCIATION/TAX INFORMATION					
Current Tax Amount:	\$44,085.2	Association YN:	Yes	Transfer Tax %:	0
Current Tax Year:	2024	Association/HOA Fee:	\$15,000 Annually	Transfer Fee %:	1
Transfer Tax %:	0				
Legal Description: Section: 19 Township: 5 Range: 82 PT OF SW1/4SE1/4 R841310 MAP 07-23-03					
Remarks: Set high above the valley floor, Casteel's Aspen Meadow captures the spirit of what John Denver meant in "Rocky Mountain High", that rare harmony between land, sky, and soul that defines life in the Colorado high country. The peaks of the Sawatch Range rise in the distance, aspen leaves shimmer in the wind, and every moment feels grounding and inspiring. Once part of the legendary 457-acre Casteel Creek estate, this parcel was hand-selected from the heart of the property and retains access to an exceptional private trail system spanning more than four miles, winding through aspen groves and meadows before connecting to the White River National Forest. Thoughtfully designed with picturesque bridges, tunnels, and pathways that cross creeks and ridgelines, this remarkable network is groomed for year-round adventure. From your doorstep, the wilderness unfolds for horseback riding, hiking, mountain biking, cross-country skiing, snowshoeing, snowmobiling, and backcountry exploration, a seamless extension of your land into millions of acres of protected terrain. Resource zoning allows a primary residence of nearly any scale, a guest house, supporting structures, and up to two horses. Casteel's Aspen Meadow is where you can create your ultimate mountain sanctuary, surrounded by privacy, wildlife, and unspoiled natural beauty. Despite its peaceful seclusion, this haven is just 15 minutes from dining and boutiques in Edwards, 20 minutes from Beaver Creek, and 30 minutes from Vail Village. The Vail Valley Jet Center and Eagle County Regional Airport are only 35 minutes away, a rare balance of wilderness and world-class convenience. Within ten miles lies a golfer's paradise, home to several of the valley's premier courses. Whether your vision is a refined ranch or a timeless alpine retreat, Casteel's Aspen Meadow offers the freedom, scale, and inspiration to make it real. A rare opportunity to live where the wilderness meets the world, and where the mountains move you.					

LISTING DETAIL	
HOA/Comm Amenities: On Site Management; See Remarks	Location: See Remarks
Association/HOA Fee Includes: Common Area Maintenance; Management; Security; Snow Removal; Trash	Distressed Property: None
HOA Website/URL: HOA documents available upon request	Current Use: Residential
Utilities Available: Electricity Available; Propane; Satellite; Snow Removal; Trash; Water Available	Property Access: All Year; Private
Sewer: Septic Needed	View: Meadow; Mountain(s); Trees/Woods; Valley
Geological Info: None Known	

LISTING INFORMATION	
	Terms: 1031 Exchange; Cash; New Loan
	Possession: Delivery of Deed
	Rental Agreement: No