



## 10.33 Acres

### \$59,000

**San Juan County, Colorado**

[www.landresellers.com/properties/9d7cb8b10fa](http://www.landresellers.com/properties/9d7cb8b10fa)



## Property Details

**Property Types:** Land  
**State:** Colorado  
**County:** San Juan County  
**City:** Animas Forks  
**Price:** \$59,000  
**Total Acreage:** 10.33  
**Property ID:** Virginia Extension

**Property Address:** Placer Gulch, Animas Forks, CO  
**APN:** MS 6678  
**GPS:** 37.919631606368, -107.59658096166  
**Roads:** 4wd  
**Power:** no  
**Taxes:** \$65  
**Seller Fees:** 90

### VIRGINIA EXTENSION patented mining claim

- **SIZE:** 10.33 +/- acres
- **APN#:** m.s. #6678
- **ACCT#:** 47750020050010
- **LEGAL DESCRIPTION:** Virginia Extension Patented Mining Claim. Mineral Survey # 6678.
- **STATE:** Colorado
- **COUNTY:** San Juan
- **GENERAL LOCATION:** About 12 miles N-NW of Silverton about 4 miles West of Animas Forks.
- **DRIVING DIRECTIONS:** From Silverton take road 110 towards Animas Forks. Go to the ghost town of Animas Forks. Turn Left Proceed approx 2-3 miles to Placer Gulch (county road 9) Turn Left. Property access point is about 2 miles down. Current Access is throught the Clarence.
- **GENERAL ELEVATION:** 12000 ft.
- **GENERAL INFORMATION:** Mountain Splendor. High Alpine Basin. Very Remote. Part of a Mountain lake is on the Property. This is true Colorado. Current access is by driving (see above) and then by hiking. Traverse includes 1500+/- feet accross the Clarence and an elevation gain of 700-1200ft. Helicopter would be the easiest access. But, if you don't have a Helicopter this works fine. Alpine Tundra. Nestled in the heart of the San Juan Mountains.
- **TYPE OF TERRAIN:** level-slopping
- **ZONING:** alpine-mining-residential
- **POWER:** NO
- **PHONE:** NO
- **WATER:** YES. small mountain lake and creek
- **SEWER:** NO
- **ROADS:** NO
- **PROPERTY TAX:** \$65 a year
- **CLOSING/DOC. FEES:** \$90.
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **PLAT MAP:** by fax
- **TOPO MAPS:** by fax
- **PHOTOS:** MORE PICTURES
- **TITLE INFORMATION:** Free and clear
- **TYPE of DOCUMENT:** Warranty Deed

### FINANCING INFO and PURCHASE INFO

Go to [1881.com](http://1881.com) Area land page

## Seller Information



1881.com Investments  
www.1881.com  
Austin, TX 78727

5124789999  
land@1881.com

1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.