

Lime Park - Woods Lake Region - Eagle County, CO

Rare private in-holding surrounded by thousands of US Forest and Wilderness acres, open park spaces and soaring Colorado mountain ranges.



Aspen
Snowmass

Sotheby's
INTERNATIONAL REALTY

Mines: Hope 1, 2, & 3



This is a beautiful 30-acre in-holding overlooking one of Colorado's most scenic open park and valley halfway between Aspen and Vail. The property is ringed by thousands of acres of US Forest Service and Wilderness Areas - the perfect secluded getaway with fantastic views for those looking for privacy and off-the-grid possibilities. This is a rare opportunity that comes on the market only once in a lifetime.

Eagle County Assessor
Account: R629183
Parcel Number 2383-263-00-009
Legal Summary Township: 7
Range: 83 MINE: HOPE 1, 2 & 3 – 7824

Google Earth:** GPS Coordinates
of highest point of parcel (roughly) are:
106°38'5.5352"W 39°24'19.0916"N

Price Upon Request.

Tim Estin, MBA, GRI
Broker Associate

Aspen Snowmass Sotheby's International Realty
tim@estinaspen.com
970.309.6163 | estinaspen.com



Beautiful view southwest overlooking part of Lime Park featuring Lime Creek Canyon on the right. The majestic Elk Mountain Range can be seen in the far distance.

Patented Mining Claims

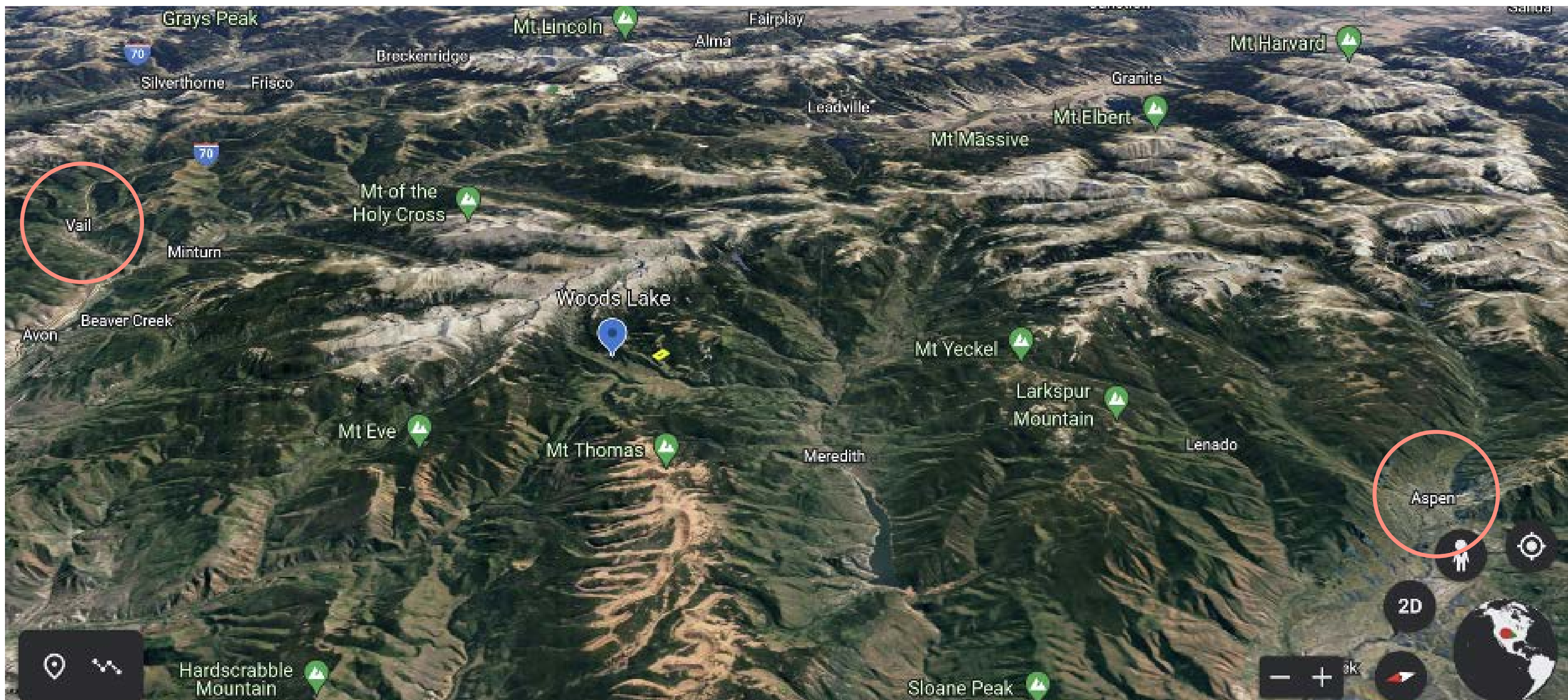
Located in one of Colorado's prime recreation and sports areas, Hope 1,2, 3 is a 30-acre private in-holding in the Lime Creek Park area of the White River National Forest (USFS). Lime Creek is approximately half-way between Aspen and Vail, and it is flanked on two sides by the majestic Holy Cross Wilderness Area to the northeast and the stunning Hunter Frying Pan Wilderness Area to the southwest.

For more information and directions to the site, call listing broker Tim Estin at 970-309-6163 or email at tim@estinaspen.com



[Above] Nearing the top of the ridgeline, on the southern edge of the property, is a cliffside of limestone rock outcroppings.



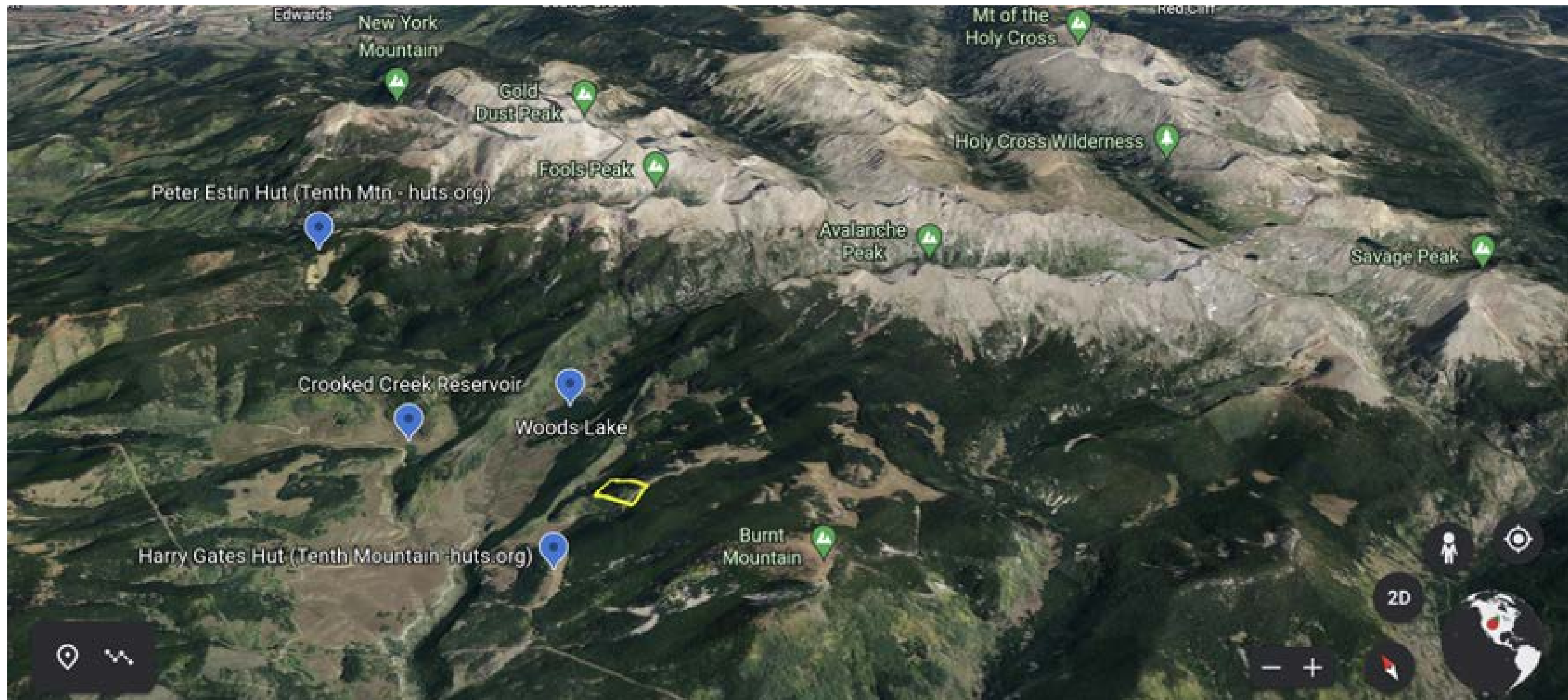


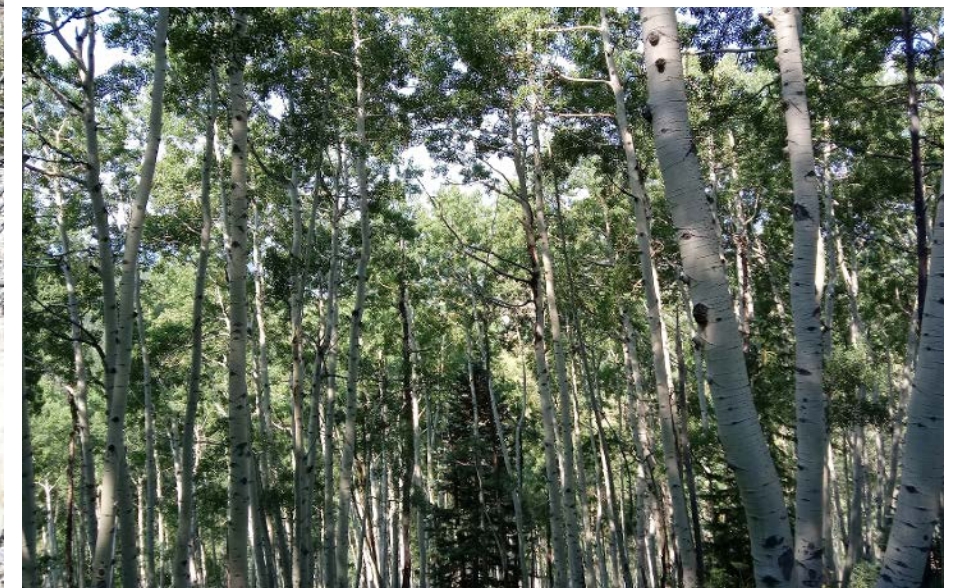
It is located approx. 13.5 - 14 miles south of Eagle, CO between Vail and Aspen, between two huts in the Tenth Mountain Division Hut Association system and is approximately 1.5 miles from the Woods Lake Resort (private).

[Yellow marks the property]

Google Earth:** GPS Coordinates of highest point of parcel
(roughly) are: 106°38'5.5352"W 39°24'19.0916"N

[Yellow marks the property]






Mountain Vista Views

[Above] The stunning views from the ridgeline and limestone outcrops looking south towards Burnt Mountain and the White River National Forest.

[Top Right] Traveling along Burnt Mountain Road towards Slim Jim Gulch Road on the right that leads in the direction to the property. In the center along the ridgeline is part of the limestone rock outcroppings.

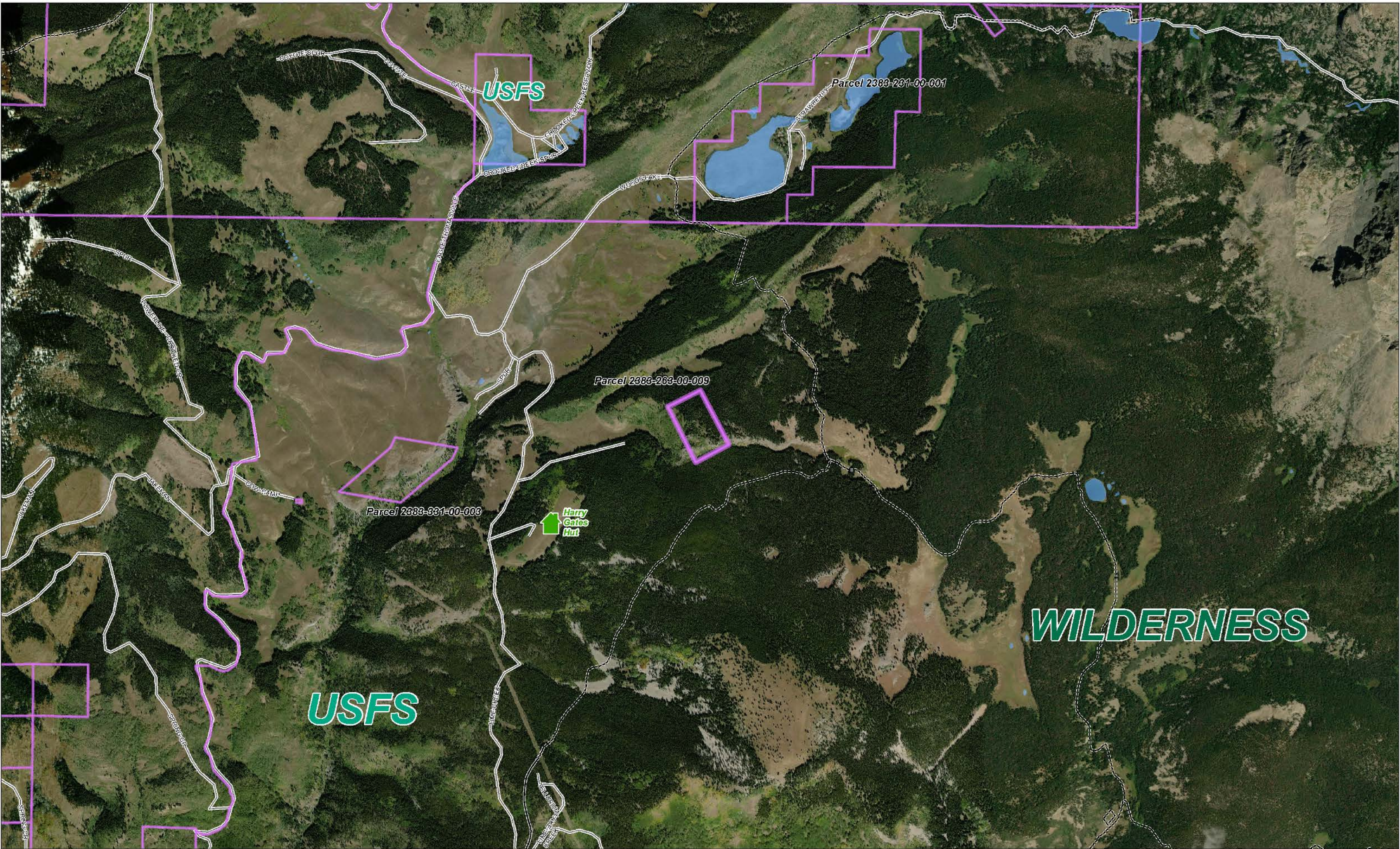
[Bottom Right] Rocky Mountain tree coverage on the property with plenty of evergreens and aspens to carve out your own forest paradise.



Another look southwest showcasing the valley scenery and distant Elk Mountains with a stunning view of Mount Sopris (on the right).



View from the property looking towards the north. The flat meadows below the property are visible in the middle of the image.

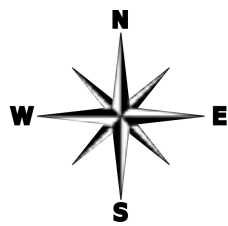


Hope 1,2,3 Mining Claim
Parcel 2383-263-00-009

- Hope 1,2,3 Mining Claim Parcel
- Parcel Boundary
- Street Centerlines

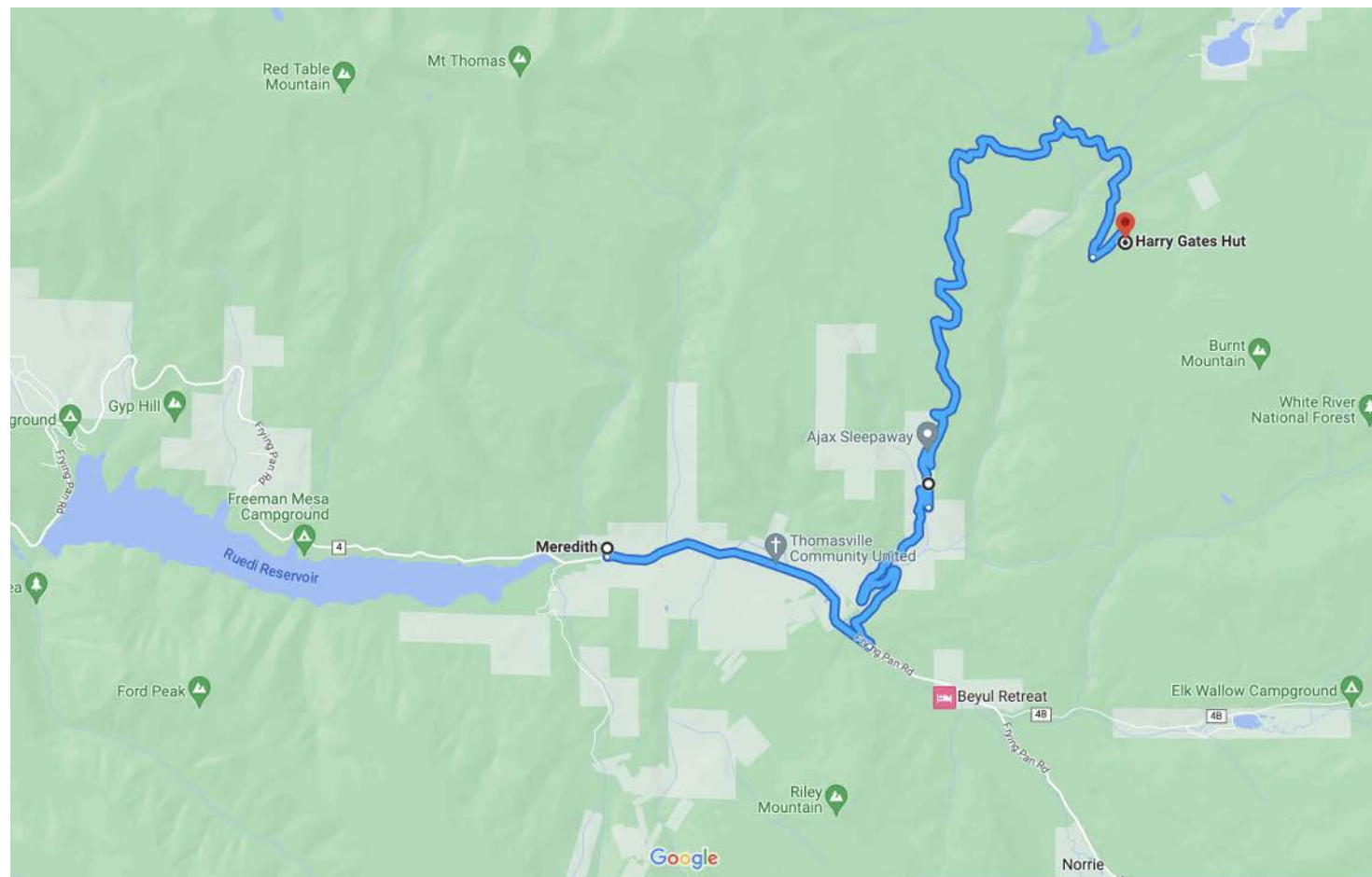


The Holy Cross Wilderness is northeast of the property.
Woods Lake is off the photo, to the left (west).

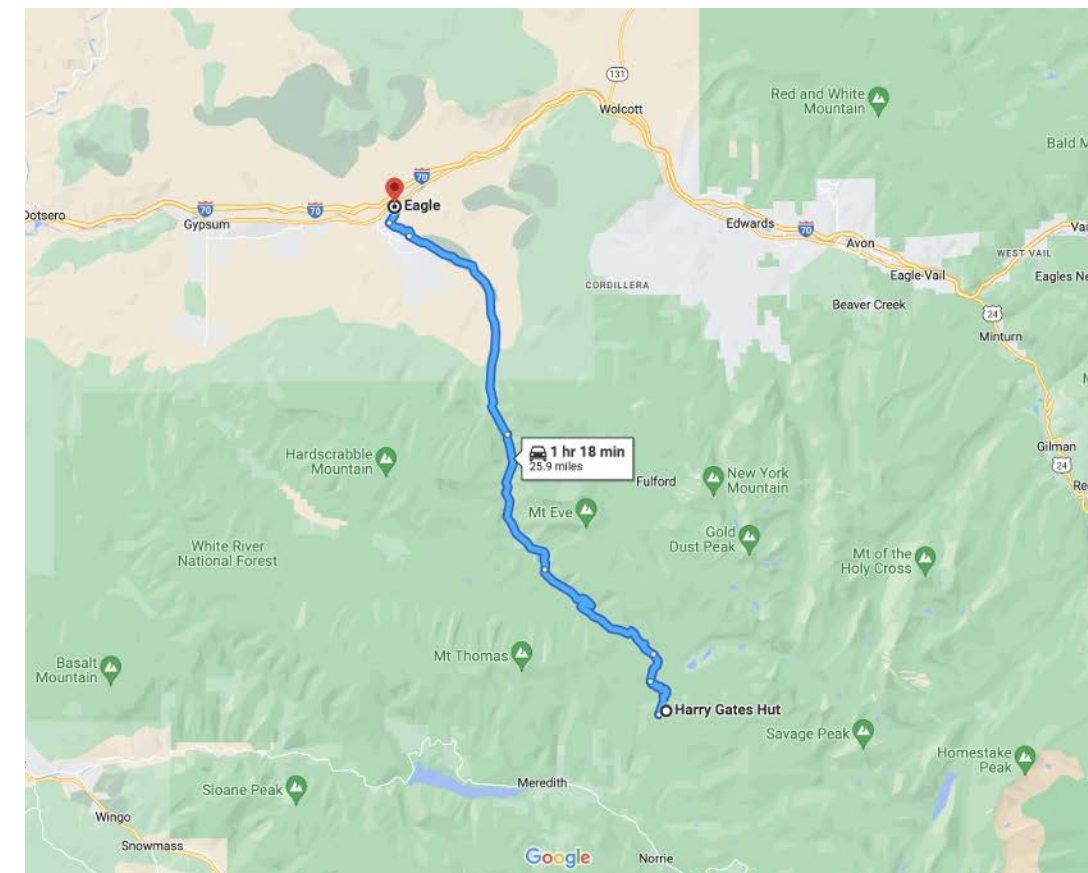


Getting Here

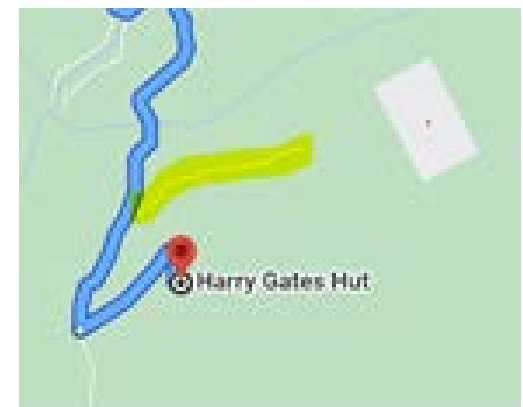
Here are the two routes to get to the property. The route from the north (Eagle) would be used by interested parties coming in from Denver or other locations 'north' of the property (like the Eagle County Airport). The one from the south (Basalt) would be used by those coming up from 'south' locations.



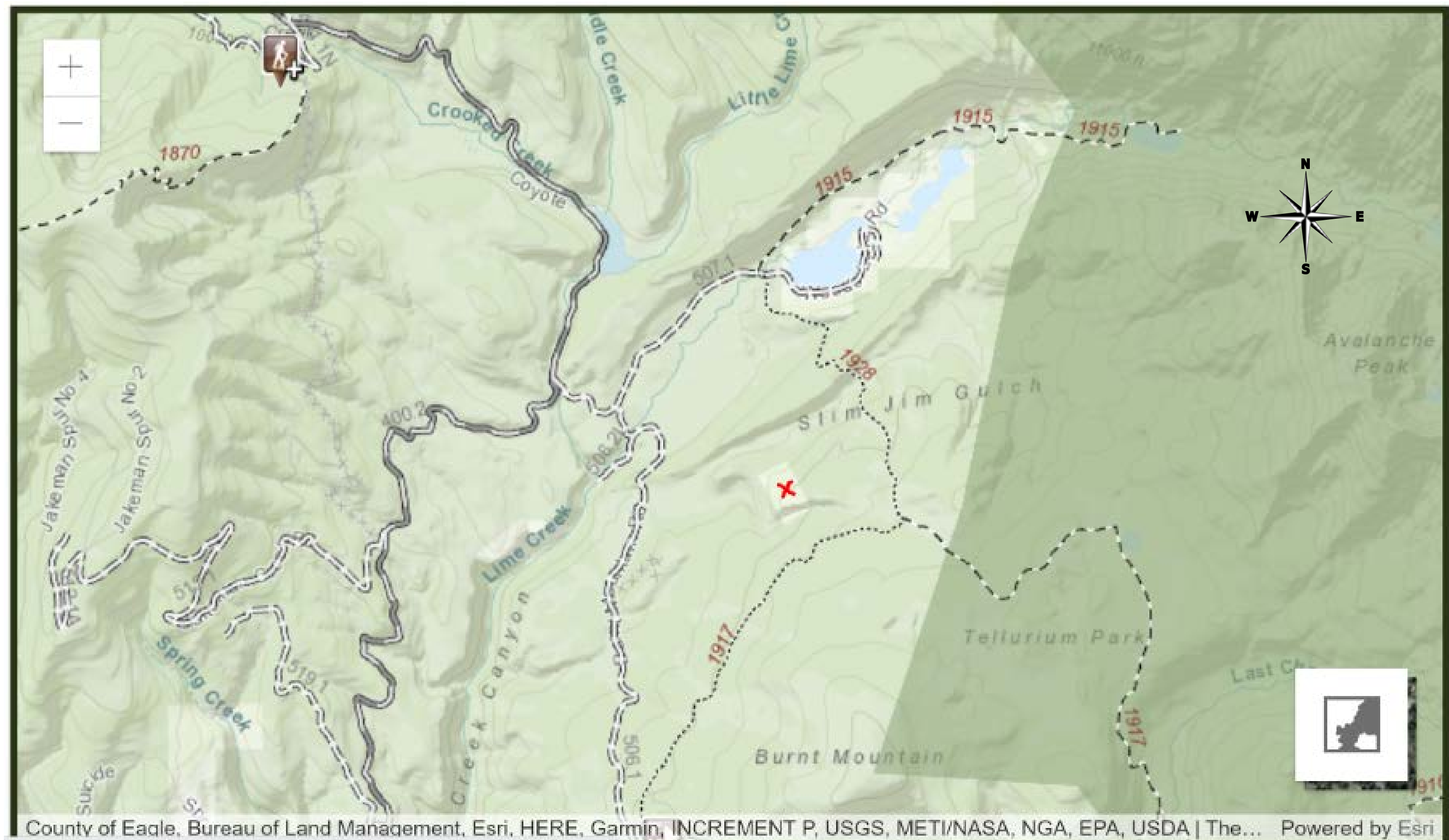
From Basalt: While another route, Burnt Mountain Road, may show up on your map search (in grey), the Eagle-Thomasville Road (FS400) blue route is the easier and shorter route to the property. It is highly recommended you take this route from this direction: Follow Frying Pan Road east past Ruedi Reservoir. Pass through tiny Meredith, CO outpost and shortly after, turn left (north) onto Eagle-Thomasville Road (FS400) into the Lime Park area. Once there, turn right onto Burnt Mountain Road. Take Burnt Mountain Road to Slim Jim Gulch Road*. Use GPS co-ordinates to guide you to the property. (Google Earth GPS co-ordinates for the dead center of the property 39.406161, -106.636812, not the highest elevation). The distance from Basalt is approximately 40 miles per Google Maps.



From Eagle: Take Brush Creek Road south towards Sylvan Lake. Continue past Sylvan Lake uphill on Brush Creek/Eagle-Thomasville Road (FS400). Go past Crooked Creek Pass and Crooked Creek Reservoir into the Lime Park area. Turn left onto Burnt Mountain Road and follow it to Slim Jim Gulch Road*. Use GPS co-ordinates to guide you to the property. (Google Earth GPS co-ordinates for the dead center of the property 39.406161, -106.636812, not the highest elevation). The distance from Eagle is slightly more than 25 miles per Google Maps.



***Navigation note:** Although Slim Jim Gulch Road is not listed in the Google Maps search function, it is shown as an unlabeled road on Google Maps (but not on MapQuest). Hence, the pathways shown on the map are to the Harry Gates Hut which is a good reference point. In the map inset, Slim Jim Gulch Road is highlighted in yellow only a little north on Burnt Mountain Road from the turn-off road to the Harry Gates Hut. Slim Jim Gulch Road is open only for foot traffic unless special permission is obtained from the Forest Service. Interested parties should park off Burnt Mountain Road and walk the approximate ¾ mile distance to the base of the property. **Google Earth GPS Co-ordinates for the highest point of parcel (roughly) are: 106°38'5.5352"W 39°24'19.0916"N**



The Scenic Route on #400

The Eagle-Thomasville FDR 400: This dirt road winds its way from Sylvan Lake up to the top of Crooked Creek Pass and down the other side to the small town of Thomasville and Ruedi Reservoir. The road is narrow, windy, and has some tight, steep switchbacks, so drivers need to remain alert. The road passes through stands of aspen, lodgepole pine, Engelmann spruce, subalpine fir, Douglas fir, high mountain meadows, and wildflowers. Although the road is maintained for passenger cars, it becomes impassable when wet. In all cases, 4X4 vehicles are strongly recommended. (Red X is subject).

[Right] Photos taken on the western portion of the property looking towards the southwest-west.

[Below] There are a few different building envelopes available on the property and with the removal of only a few trees you'd have stunning views.





The property's northwest view over pristine Lime Park. Woods/Lake is located just off the right-hand side of the picture up the valley.



Western view toward Lime Park from a lower elevation, through Aspen trees found throughout the property.



About the Area

The Mines: The actual mines themselves have made little impact on the property. There are only three small shallow surface mines all together (one in each section of Hope 1,2,3). The inset photo shows one of them, and it is typical of all three.

The Location: The property is located in the Woods Lake Region, south of the Crooked Creek Reservoir, to the east of the Lime Creek, and to the west of Tellurium Lake. From Lime Park, it is approximately 1.3 miles to Woods Lakes Historic Resort (private property), 3/4 miles to Crooked Creek Reservoir and 3/4 miles to the 10th Mountain Division's Harry Gate's hut.





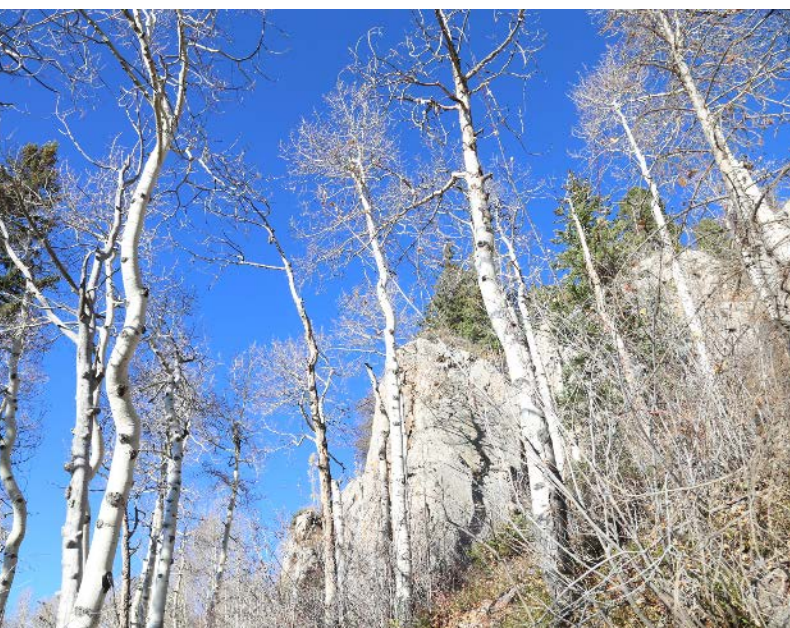
Tremendous high view looking southeast from one side of the limestone cliffs toward Burnt Mountain.



Eagle County Zoning

The Eagle County zone district is Resource as defined in Article 3 Zone Districts:

Resource (R). The purpose of the Resource (R) zone district is to maintain the open rural character of Eagle County and to protect and enhance the appropriate use of natural resources and agricultural uses in the County including water, minerals, fiber and open land. This is accomplished by limiting residential development to very low density single-family uses on lots of thirty-five (35) acres or larger, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or ranch land, and by limiting new commercial development to uses that have a resource orientation and to small recreation areas that comply with Master Plan policies for such uses.



The property is located approximately in the center of the photo with the limestone rock outcroppings and thinning trees.

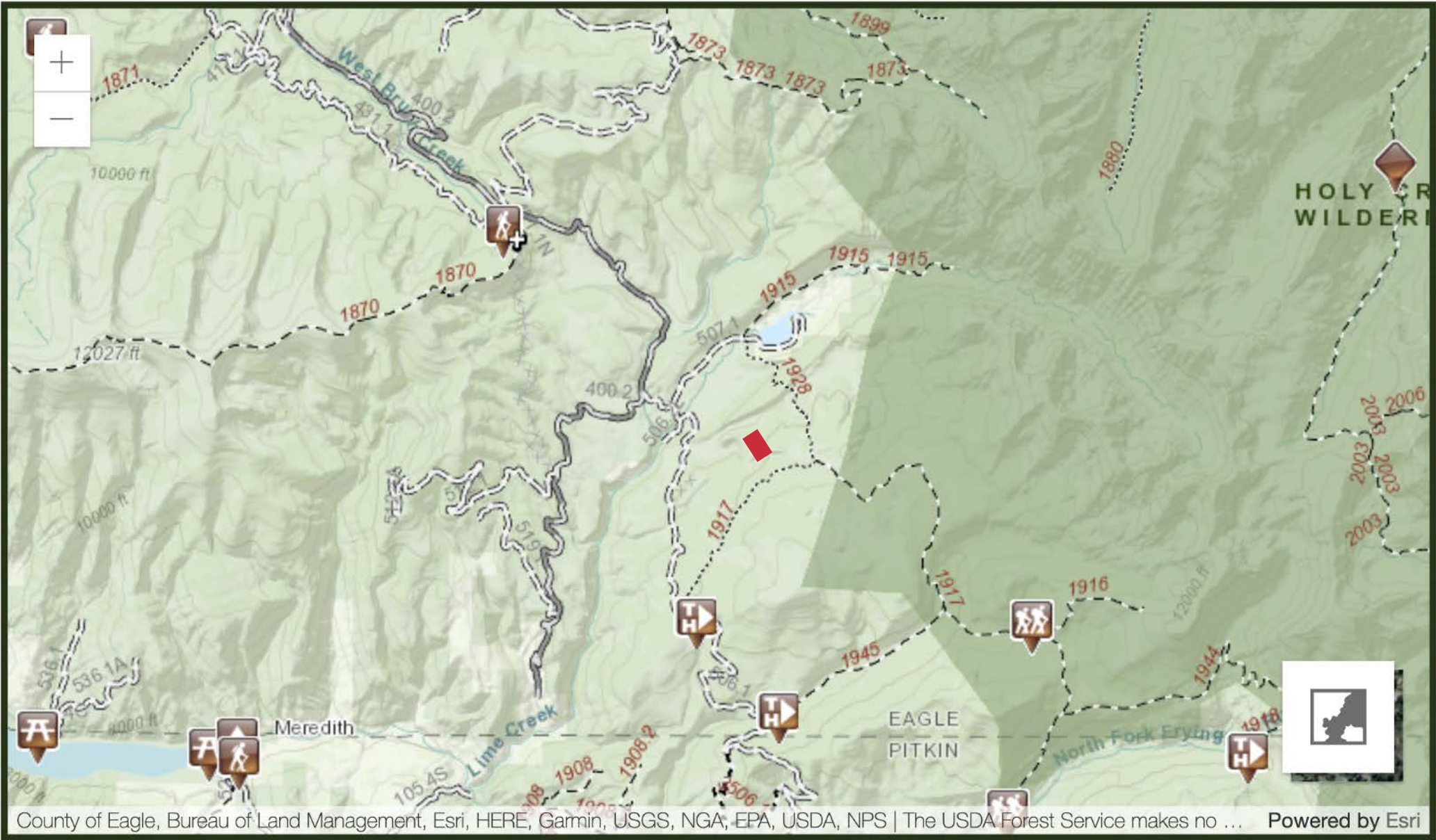




Recreation Quick Tips: Eagle-Holy Cross Ranger District (Vail-Eagle area)

The Eagle-Holy Cross Ranger District lies between the Gore Range, the Sawatch Range, and the Flat Tops, and includes the forest areas surrounding the towns of Vail, Avon, Red Cliff, Eagle, Gypsum, and Dotsero. Recreation opportunities abound on the Eagle-Holy Cross Ranger District.


See below for information on recreation activities of all sorts, including Recreation Quicksheets on the specific location or activity pages. <https://www.fs.usda.gov/recarea/whiteriver/recarea/?recid=41607>




Listed property is red box above.

Explore the "Wild West" of Colorado in the gorgoeus high rockies of the White River National Forest with thousands of acres of sprawling woods and numerous lakes and streams.


- Adventurers enjoy
- | | |
|------------------------|--------------------|
| Bicycling | PHV Riding |
| Camping | Outdoor Activities |
| Fishing | Picnicking |
| Hiking | Scenic Driving |
| Horse Riding & Camping | Water Activities |
| Hunting | Winter Sports |
| Nature Viewing | |




Hiking: Day Hiking




Hiking: Backpacking



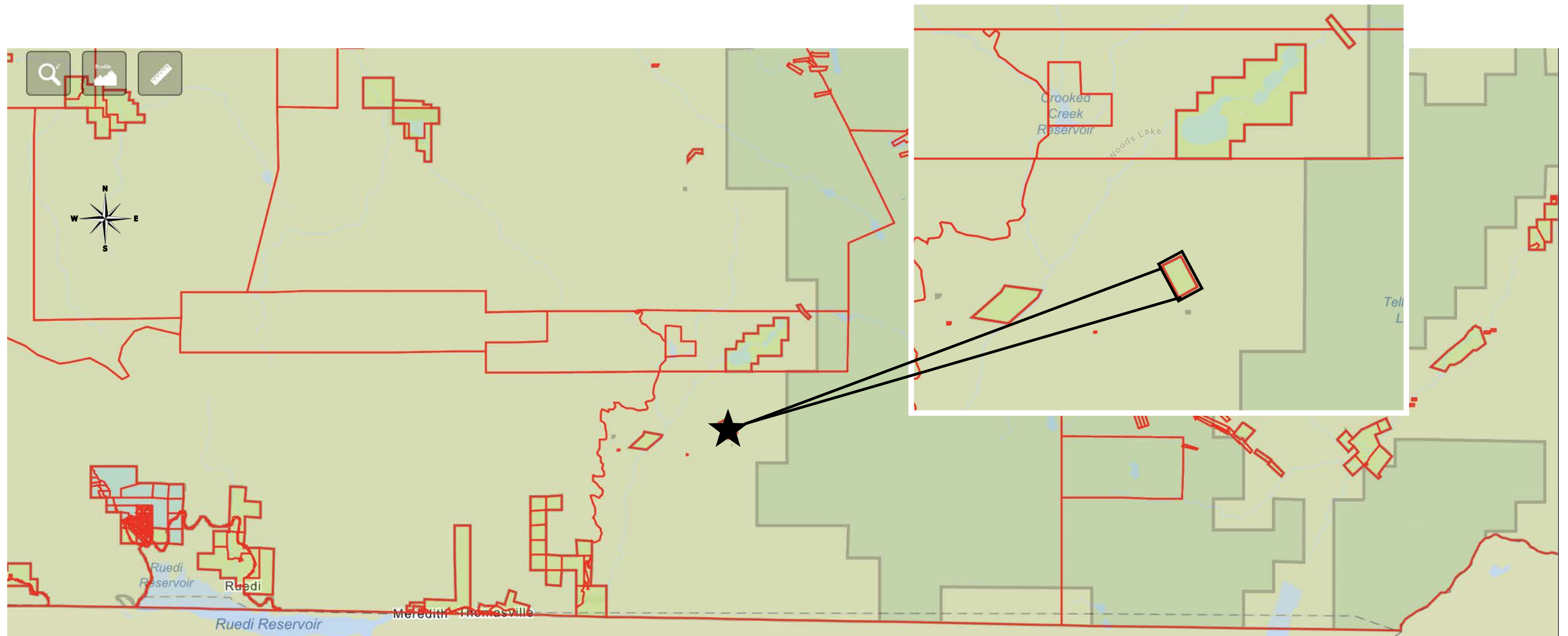
Camping & Cabins: Campground Camping



Trailhead



Picnicking: Picnicking



Site of Interest: Eagle-Holy Cross Ranger District

SCENIC VIEWS - There are majestic views of the Sawatch Mountain Range, Burnt Mountain, and William's Mountains. There are excellent wildlife viewing opportunities for such animals as deer and elk. Spring run off creates small, beautiful waterfalls.

Traveling along the Eagle-Thomasville road is an excellent route for viewing Fall colors.

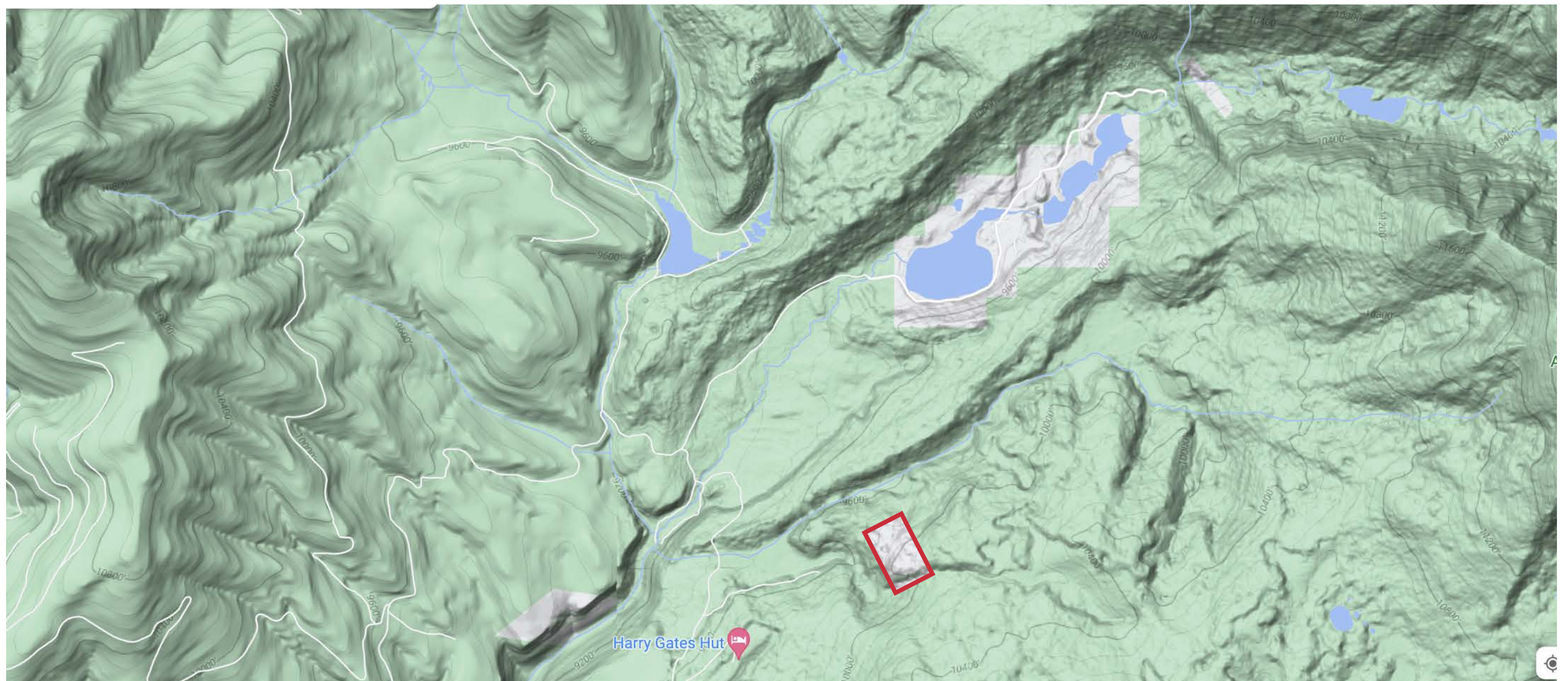
CROOKED CREEK RESERVOIR - Crooked Creek Reservoir is located shortly past the summit of Crooked Creek Pass. This former resort was obtained by the Forest Service in the early 1990's in a land exchange. It is stocked with rainbow trout by the Colorado Division of Wildlife and is an excellent place to fish. The cabins are closed to the public. It is located at mile 13.

Sites of Interests cont'd

SYLVAN LAKE - Sylvan Lake is a State recreation area. It offers camping, fishing, boating and hiking. It is located at mile 5.

LIME PARK - The road passes through a large meadow area known as Lime Park. Here there are views of Lime Creek, limestone rock formations, and high mountain peaks. It is located at mile 13.5.

EAGLE LAKE – At the intersection for Woods Lake (mile 13.5) follow Woods Lake Road east for approximately one mile to Eagle Lake trailhead - see trail (1915) on maps on pages 15 and 22. This trailhead accesses the Holy Cross Wilderness and leads to excellent fishing at Eagle Lake.



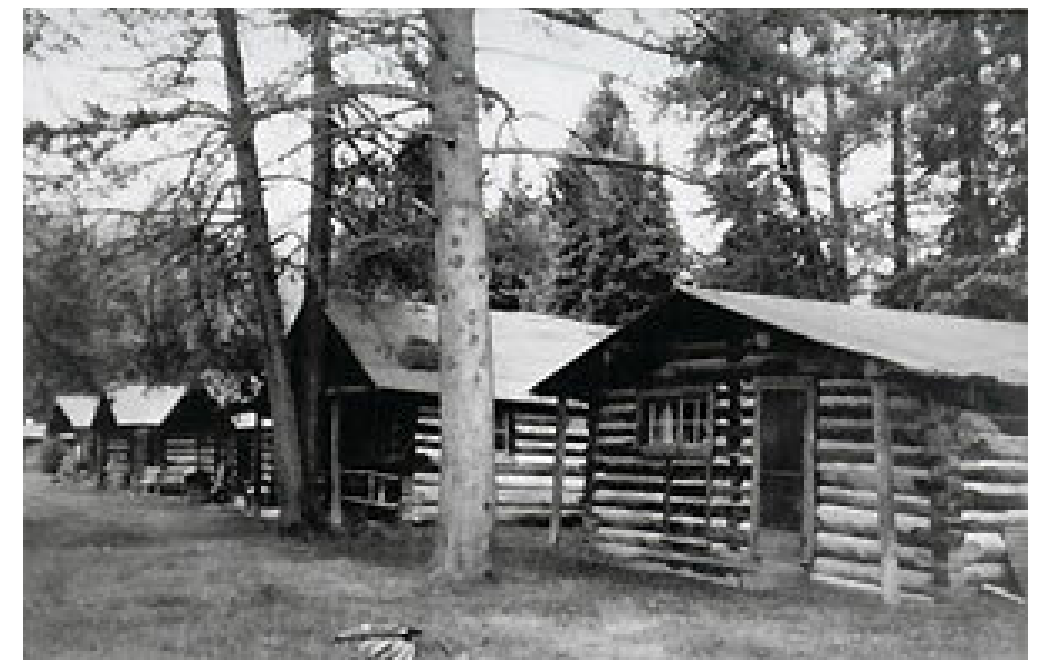
Sites of Interests cont'd

CAMPING OPPORTUNITIES - Dispersed camping is permitted as long as the site is a maximum of 300 feet from the road and a minimum of 100 feet from water. Check with the forest map to make sure that the site chosen is on public land. There are NO facilities.

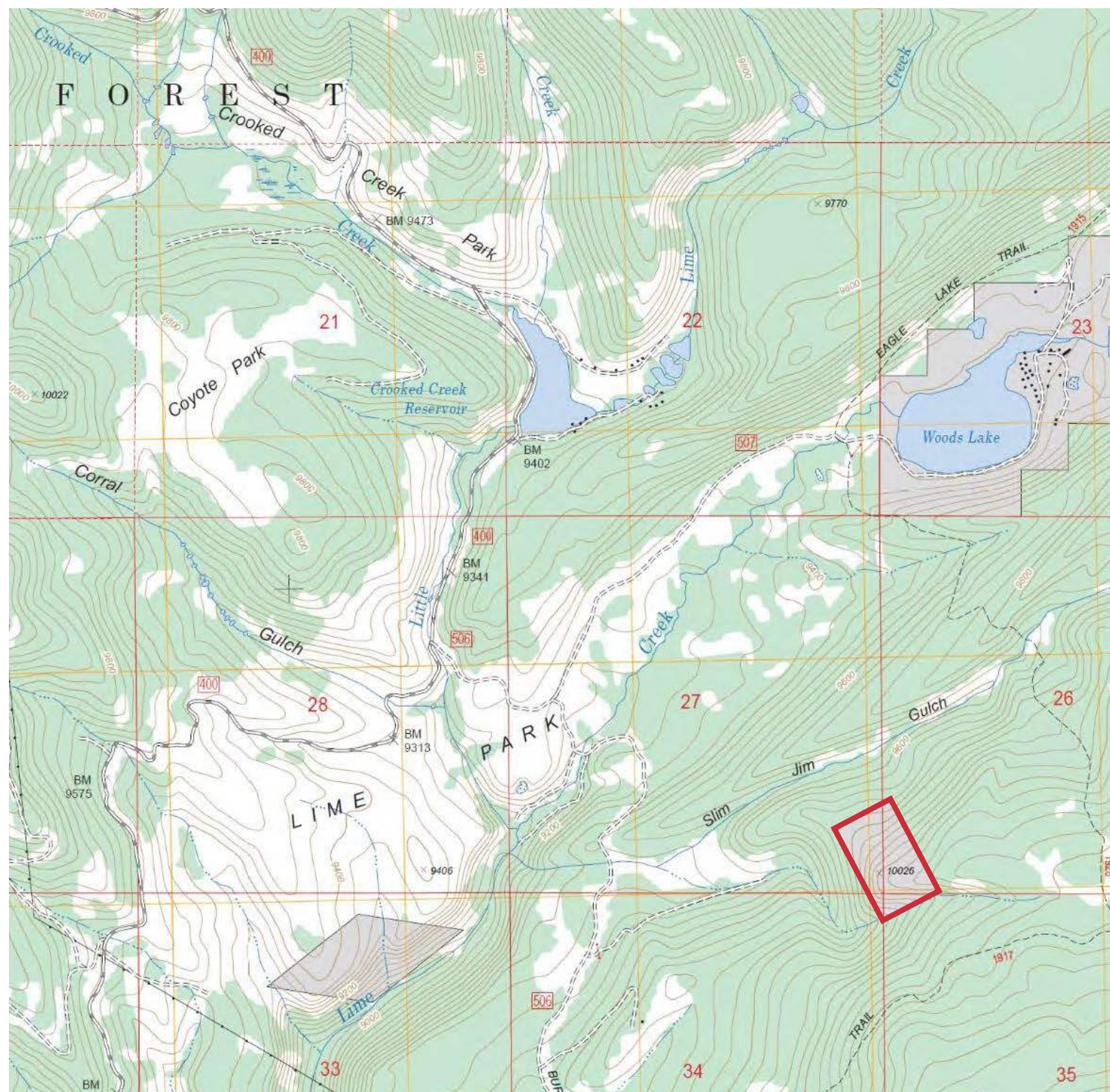
WOODS LAKE RESORT – This property is privately owned. It is accessed on a dirt road heading northward from Lime Park after passing Crooked Creek Pass and Crooked Creek Reservoir. It is one of Colorado's oldest resorts and it played an important role in the development of tourism and recreation in the Colorado Rocky Mountains. Situated 32 miles from Basalt, these two manmade stocked fishing lakes drew families and outdoorsmen to the area each summer.



[Above] Photo of Woods Lake Resort, photo courtesy of Denver Public Library digital collections.



[Above] Photo of Woods Lake Resort constructed in the early 1900's, photo courtesy of historycolorado.org



Source: USFS CROOKED CREEK PASS QUADRANGLE COLORADO 7.5-MINUTE SERIES (TOPOGRAPHIC)

Eagle County's Woods Lake Historic District

At an elevation of 9,405', Eagle County's Wood Lake Historic District is located in a valley completely surrounded by the White River National Forest. It is 300 acres of land with two lakes, a connecting stream, as well as 41 log structures most of which were built in the early 1900s. Surrounded by beautiful snowy peaks of the Sawatch Range, the resort portrays a sense of early 19th century resort life in the Rocky Mountains.

Woods Lake played a significant role in the development of tourism and recreation in the Rocky Mountains. Tourism in Colorado began to thrive shortly after the gold rush in 1858 and expanded greatly with the spread of mining and the railroads. People came from all over the world to see the "Wild West" in Colorado's high country during the late 19th and early 20th centuries.

The Colorado Midland Railroad (which ran from 1886-1918) was instrumental in bringing tourists into the mountains, especially for fishing expeditions. There are stories of fishermen on the Midland telling the conductor where they'd like to get off to fish along the Frying Pan River. The train crews became so involved that they would carry milk cans containing live trout which went to stock Woods Lake.

In 1898, the resort's 90-acre lower lake, Lake Alicia, was first constructed by damming up a stream. The upper lake, Woods Lake, existed as a small pond of still water until 1901 when founder Pete Englebrecht began making it into a lake. The lakes are fed by streams from the mountain peaks.

Woods Lake is listed on the National Register of Historic Places not only because of its importance in the early development of recreation and tourism in Colorado, but also because of its large group of unaltered log cabins, shown in these photos from 1906.



INFORMATION SOURCES

White River National Forest
Supervisor's Office
P.O. Box 948
900 Grand Avenue
Glenwood Springs, CO 81602
Phone: (970) 945-2521

Eagle-Holy Cross Ranger District
24747 US Hwy 24
Minturn, CO 81645
Phone: (970) 827-5715

White River National Forest
Website: www.fs.usda.gov/whiteriver

In case of emergency, Dial 911



Travel and recreate with minimum impact.
Respect the environment and the rights of others.
Educate yourself plan and prepare before you go.
Allow for future use of the outdoors by leaving it better than you found it.
Discover the rewards of responsive recreation.
For more information on Tread Lightly!, go to www.treadlightly.org or call 1-800-966-9900.

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PURPOSE AND CONTENTS OF THIS MAP

This Motor Vehicle Use Map (MVUM) was made by the responsible official pursuant to 36 CFR 212.51, as effective as of the date on the front cover of this MVUM, and will remain in effect until superseded by a new MVUM.

It is the responsibility of the user to acquire the current MVUM. The MVUM shows the National Forest System roads, National Forest System trails, and the areas on National Forest System lands in the White River National Forest that are designated for motor vehicle use pursuant to 36 CFR 212.51. This MVUM also identifies the vehicle classes allowed on each route and if each area, and any seasonal restrictions that apply in those routes and in those areas.

Designation of a road, trail, or area for motor vehicle use by a particular class of vehicle under 36 CFR 212.51 should not be interpreted as encouraging or limiting use or implying that the road, trail, or area is suitable, actively maintained, or safe for travel. Motor vehicle designations include parking along designated routes and at facilities associated with designated routes when it is safe to do so and when not causing damage to National Forest System resources. Seasonal weather conditions and natural events may render designated roads and trails impassable for extended periods. Designated areas may contain damage or be impassable terrain. Many designated roads and trails may be passable only by high clearance vehicles or four-wheel drive vehicles. Maintenance of designated roads and trails will depend on available resources, and may vary seasonally.

This motor vehicle use map identifies those roads, trails, and areas designated for the motor vehicle use under 36 CFR 212.51 for the purpose of enforcing the prohibition of 36 CFR 261.13. This is a limited purpose. The other public roads are shown for information and navigation purposes only and are not subject to designation under the Forest Service State management regulation.

These designations apply only to National Forest System roads, National Forest System trails, and areas on National Forest System lands.

PROHIBITIONS

It is prohibited to possess or operate a motor vehicle on National Forest System lands on the White River National Forest other than in accordance with these designations (36 CFR 261.13).

Violators of 36 CFR 261.13 are subject to a fine of up to \$5,000, imprisonment for up to 6 months, or both (18 U.S.C. 3612(c)). This prohibition applies regardless of the presence or absence of signs.

This map does not display nonmotorized uses, cover snow, uses, or other facilities and attractions on the White River National Forest. Obtain forest visitor information from the local national forest office.

Designated roads, trails and areas may also be subject to temporary emergency closures. As a visitor, you must comply with signs indicating you of such restrictions. A national forest may issue an order to close a road, trail or area in a temporary basis to protect the life, health, or safety of forest visitors or the natural or cultural resources in those areas. Such a temporary order or emergency closure is consistent with the Travel Management Rule (36 CFR 212.32 (b), 36 CFR 261.13 (a)(2)).

The designation "road or trail open to all motor vehicles" does not supersede State traffic law.

OPERATOR RESPONSIBILITIES

Covering a motor vehicle on National Forest System roads, National Forest System trails, and in areas on National Forest system lands carries a greater responsibility than operating that vehicle in a city or other developed setting. Not only must you know and follow all applicable traffic laws, you need to show concern for the environment as well as other forest users. The misuse of motor vehicles can lead to the temporary or permanent closure of any designated road, trail, or area. As a motor vehicle operator, you are also subject to State traffic law, including State requirements for licensing, registration, and operation of the vehicle in a question.

Motor vehicle use, especially off-highway vehicle use, involves inherent risks that may cause property damage, serious injury, and possibly even to participants. Drive cautiously and anticipate rough surfaces and features such as snow, mud, vegetation, and water crossings common to remote, divergent conditions. By your participation, you voluntarily assume full responsibility for these damages, risks, and dangers. Take care at all times to protect yourself and those under your responsibility.

Much of the White River National Forest is remote. Medical assistance may not be readily available. Cellular telephones do not work in many areas of the White River National Forest. Take adequate food, water, fire-starting supplies, and other equipment appropriate for the conditions and expected weather.

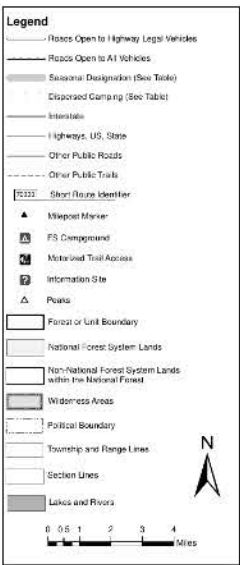
ALWAYS REMEMBER TO RESPECT PRIVATE LANDS. PRIVATE LANDS ARE NOT DESIGNATED AREAS.

Read and understand this map in its entirety. If you have questions, please contact the White River National Forest for clarification.

As a motor vehicle operator on a National Forest System road, trail, or area you must comply with this map, as well as all Federal, State, and local laws and regulations. Compliance with these rules is your responsibility.

BLANKET STATEMENT FOR TRAVEL MANAGEMENT EFFECTIVE DATES

This Motor Vehicle Use Map covers the summer season which occurs from May 21 to November 22. Please refer to the Winter Motor Vehicle Use Map for dates outside the summer season.



EXPLANATION OF LEGEND ITEMS

Roads Open to Highway Legal Vehicles Only:
These roads are open only to motor vehicles licensed under State law for general operation on all public roads within the state.

Roads Open to All Vehicles:
These roads are open to all motor vehicles, including smaller off-highway vehicles that may not be licensed for highway use that not to oversize or overweight vehicles under State traffic law.

Seasonal Designations:
This symbol, used in conjunction with one of the other road or trail symbols, indicates that the road or trail is open only during certain portions of the year. Refer to Seasonal and Special Designation Table for further instructions.

Dispersed Camping:
This symbol is used along with a designated road or trail to indicate limited open country motor vehicle use within a specific distance of that route, solely for the purpose of dispersed camping. The symbol indicates where the activity is permitted. They may be on the left, right, or both sides of the route. Refer to the Dispersed Camping Table for specifics.

Other Public Roads and Trails:
Interstate
Highways, U.S., State
Other Public Roads
These symbols are used to show routes the Forest Service does not have jurisdiction over and are not designed for motorized use. These symbols are part of the reference layers showing connections to towns and cities outside the forest boundary.

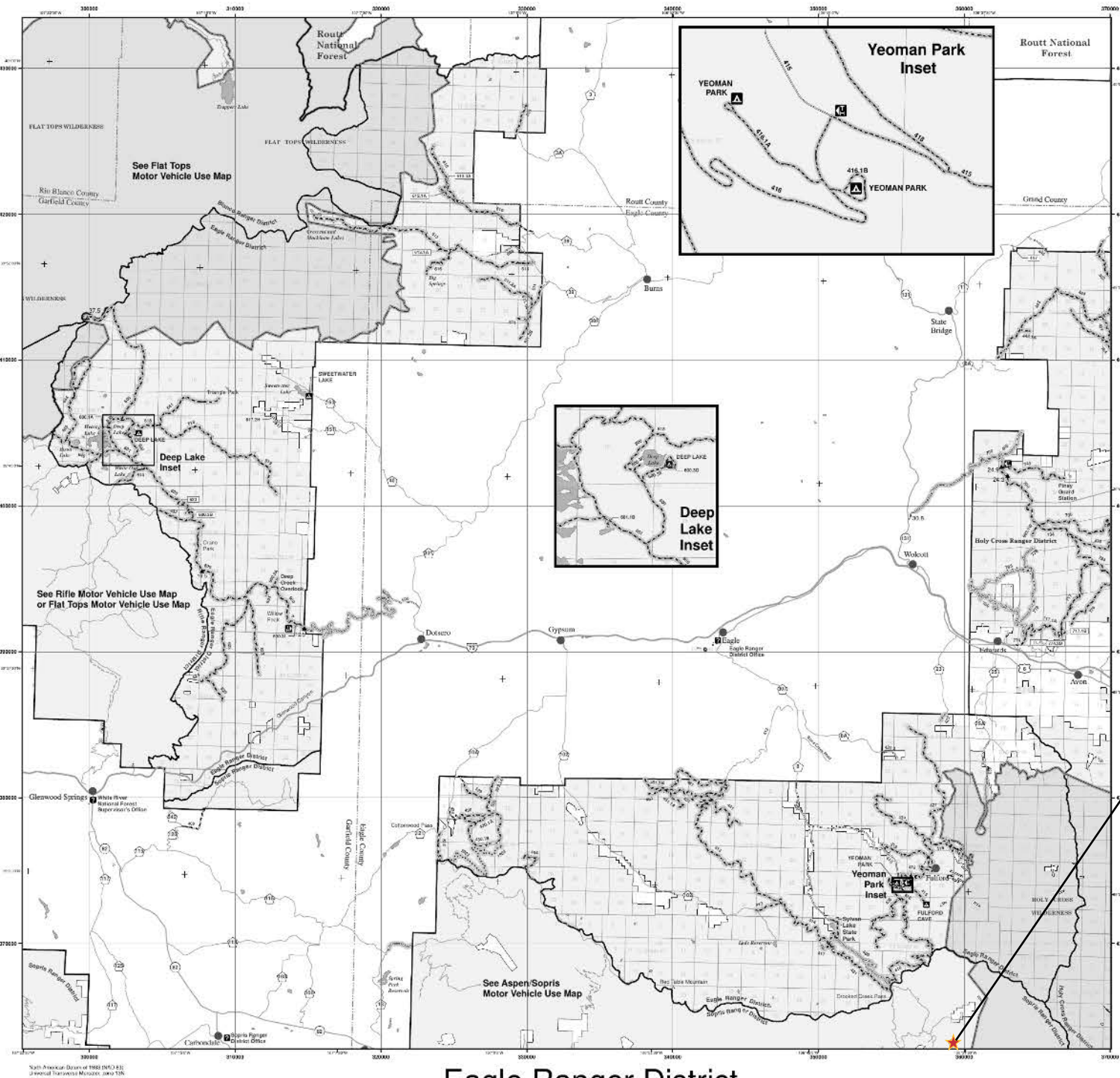
Short Route Identifier:
This symbol is used for roads that are too short to show a symbol type on the map. The symbol contains the number of the road or trail. Users should refer to the corresponding number in the Short Route Table for designation information.

Meigrop Marker:
This symbol is used to display the beginning and ending mileposts of a road that has a change in the designation but not the symbol.

Motorized Trail Access:
This symbol indicates a trailhead for access to a motorized route. Not all motorized routes have trailheads and those that do may range from primitive to developed.

BLANKET STATEMENTS FOR TRAVEL MANAGEMENT

Motor vehicles may be parked up to 30 feet from the edge of the road surface when it is safe to do so without causing damage to NFS resources or facilities, unless prohibited by state law, a traffic sign, or an order (36 CFR 261.14).



Eagle Ranger District

Seasonal Designations - Roads					
Route Number	Legend	Dates Allowed	Beginning Mile Post	Ending Mile Post	
400	Roads open to all Vehicles, with Seasonal Designations	05/21-11/22	4.7	5.8	
400	Roads open to highway legal vehicles only, with Seasonal Designations	06/14-11/22	5.8	12.1	
413	Roads open to highway legal vehicles only, with Seasonal Designations	05/21-11/22	0.2	6.4	
413	Roads open to all Vehicles, with Seasonal Designations	05/21-11/22	6.4	20.8	
415	Roads open to all Vehicles, with Seasonal Designations	05/21-11/22	6.1	7.4	
423	Roads open to highway legal vehicles only, with Seasonal Designations	06/21-11/22	1.8	4.1	
430	Roads open to all Vehicles, with Seasonal Designations	05/21-11/22	1.3	2.9	
529	Roads open to all Vehicles, with Seasonal Designations	05/21-11/22	0.6	3.1	
600	Roads open to highway legal vehicles only, with Seasonal Designations	05/21-11/22	1.9	12.5	
600	Roads open to all Vehicles, with Seasonal Designations	06/01-11/22	12.5	19.5	
600	Roads open to all Vehicles, with Seasonal Designations	06/21-11/22	19.5	37.5	
610	Roads open to all Vehicles, with Seasonal Designations	05/21-11/22	0.8	6.8	
611	Roads open to all Vehicles, with Seasonal Designations	05/21-11/22	9.7	11.8	

Seasonal Designations - Roads					
Route Number	Legend	Dates Allowed	Beginning Mile Post	Ending Mile Post	
700	Roads open to highway legal vehicles only, with Seasonal Designations	05/21-11/22	30.8	24.9	
700	Roads open to all Vehicles, with Seasonal Designations	05/21-11/22	24.9	24.3	
700	Roads open to all Vehicles, with Seasonal Designations	06/21-11/22	24.3	16.9	
774	Roads open to all Vehicles, with Seasonal Designations	05/21-11/22	0.5	2.0	
401, 402, 433, 435, 444, 445, 445.1A, 464, 601, 601.1B, 618, 619, 630, 630.1A, 632, 633, 640, 641, 644, 645, 708.1A, 717, 734, 779, 784, 993.W1	Roads open to all Vehicles, with Seasonal Designations	06/21-11/22	Entire Length		
405, 422, 615, 744, 778, 780, 783	Roads open to highway legal vehicles only, with Seasonal Designations	05/21-11/22	Entire Length		
415.1F, 415.1G, 416.1A, 416.1B	Roads open to all Vehicles, with Seasonal Designations	05/21-09/29	Entire Length		
418, 419, 421, 430.1A, 430.1B, 441, 451, 451.1A, 451.1B, 461, 529.2A, 610.3A, 611.1A, 611.2A, 611.2B, 612, 612.1A, 613, 613.1A, 616, 717.1A, 717.1B, 744, 774.2D	Roads open to all Vehicles, with Seasonal Designations	05/21-11/22	Entire Length		
600.3A, 600.3L, 604, 622, 623, 624	Roads open to all Vehicles, with Seasonal Designations	06/01-11/22	Entire Length		
600.3C	Roads open to all Vehicles, with Seasonal Designations	06/01-09/29	Entire Length		
600.3E, 600.3F, 600.3G, 614.1A, 614.1B	Roads open to all Vehicles, with Seasonal Designations	06/21-09/29	Entire Length		
607	Roads open to highway legal vehicles only, with Seasonal Designations	05/21-09/29	Entire Length		
414, 416, 417, 431, 436	Roads open to all Vehicles, with Seasonal Designations	06/14-11/22	Entire Length		

Seasonal Designations - Campgrounds					
Campground	Route Number	Legend	Dates Allowed	Beginning Mile Post	Ending Mile Post
Fulford Cave	All	Roads open to all Vehicles, with Seasonal Designations	05/21 - 09/30	Entire Length	
Sweetwater Lake	All	Roads open to highway legal vehicles only, with Seasonal Designations	05/21 - 11/22	Entire Length	

Seasonal Designations - Trails				
Route Number	Legend	Dates Allowed	Beginning Mile Post	Ending Mile Post
1903	Trails open to motorcycles, with Seasonal Designations	06/21-10/9	Entire Length	

Dispersed Camping Table

Motor vehicle use off of designated roads for the purpose of dispersed camping is permitted for up to 300 feet from the centerline of the road (both sides of the road), where not specifically prohibited, unsafe, or causing resource damage. Motor vehicles used for dispersed camping shall be the same vehicle as the road allows and shall be the same season as the road is open. Motorized access for dispersed camping is allowed only on National Forest System land.

This applies to the following roads or sections of the following roads as identified on the map: 400, 401, 402, 405, 413, 414, 416, 417, 417.1A, 418, 421, 423, 430, 430.1A, 430.1B, 431, 433, 435, 436, 441, 444, 445, 445.1A, 446, 451, 451.1A, 451.1B, 461, 464, 529, 529.2A, 600, 600.3L, 601, 601.1B, 604, 610, 610.3A, 611, 611.1A, 611.2A, 611.2B, 612, 612.1A, 613, 613.1A, 614, 615, 616, 617, 617.2H, 618, 619, 622, 623, 624, 630, 630.1A, 632, 633, 640, 641, 644, 645, 700, 717, 734, 744, 778, 779, 780, 783, 784

THIS 30-ACRE PARCEL IS SURROUNDED BY THOUSANDS OF ACRES OF US FOREST SERVICE (USFS) AND WILDERNESS AREAS. THERE ARE ONLY TWO PROXIMATE PRIVATE IN-HOLDINGS EVEN REMOTELY CLOSE BY: THE EXCLUSIVE AND PRIVATELY OWNED WOODS LAKE RESORT AND AN AGRICULTURAL GRAZING PARCEL TO THE WEST WHERE NO DEVELOPMENT IS ALLOWED ACCORDING TO THE USFS. (SEE OPPOSITE PAGE.)

SUBJECT PROPERTY

Sylvan Lake State Park

A fee is required for parking or staging vehicles on Colorado Parks and Wildlife managed lands at Sylvan Lake State Park for use on National Forest System designated roads.

Roads Too Short to be Seen Clearly on the Map			
Route Number	Route Designation	Dates Allowed	Length in Feet
447	Roads Open to Highway Legal Vehicles Only, Yearlong	01/01-12/31	1160
600.3B	Roads Open to All Vehicles, Seasonal	06/21-11/22	1473
610.3A	Roads Open to All Vehicles, Seasonal	05/21-11/22	770
612.1A	Roads Open to All Vehicles, Seasonal	05/21-11/22	740
613.1A	Roads Open to All Vehicles, Seasonal	05/21-11/22	590
633	Roads Open to All Vehicles, Seasonal	06/21-11/22	485
717.1B	Roads Open to All Vehicles, Seasonal	05/21-11/22	1995
774.2D	Roads Open to All Vehicles, Seasonal	05/21-11/22	1070

You can download a copy of this map at: https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd1025153.pdf

This is the agricultural grazing parcel in Lime Park to the west of subject.

Account: R602360

Owner: Lime Creek LLC

Situs Address BURNT MOUNTAIN RD

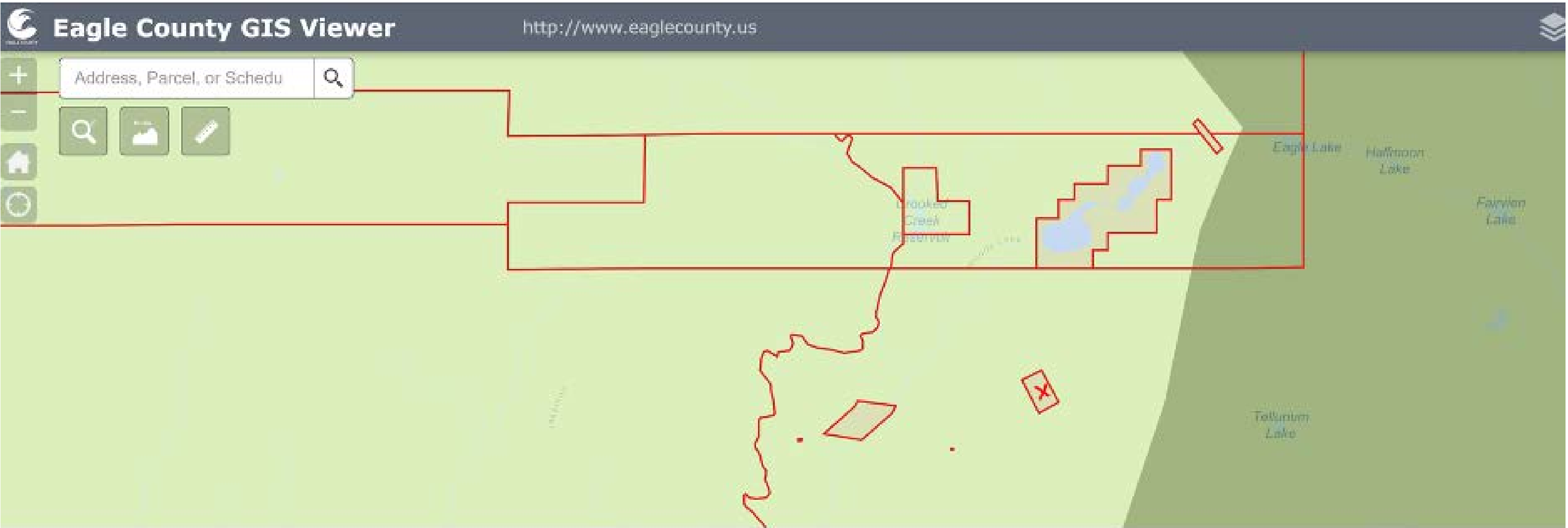
Parcel 238333100003

5 mining claims

51.66 acres. Super neighborhood: Basalt/El Jebel Ag grazing property

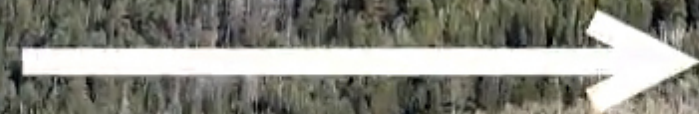
This is for a non-development property coded as agricultural grazing.

https://map.eaglecounty.us/GIS_View/?query=Address%20Labels,PARCEL_NUM,238333100003





Hope 1,2,3



Aspen
Snowmass

Sotheby's
INTERNATIONAL REALTY

Listed exclusively by Tim Estin, broker Aspen Snowmass Sotheby's Realty
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