

## 3033 Upper Cattle Creek Carbondale, Colorado 81623



**\$ 1,499,000**

**MLS# 161925**

**2 Bedrooms . 2 Bathrooms . 3,312 Sqft**

One of a kind. Conserved 80 acre ranch with over 500 shares of water rights. Breathtaking views of Elk Mt Range. Privacy. Ability to ranch. Live in the existing house while you build your custom home (Building envelope is 3 acres and 3.5 acre agricultural building envelope). Original house can be downsized and used for caretaker, family visits or income.



**Lynn Kirchner**

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