

## 3750 County Road 205

### Information

- Totally off grid property
- Two Cabins-1 bath-1 bed
- 3 Parcels 159.85 AC
- 2 Wells with pumps and permits-with water test-depth of 200 and 205-Himes Drilling did the work
- RO (Reverse Osmosis) Whole house system for the water- Filters cost 10 to 40 dollars, change every 4 to 6 months
- Hunting permits-Game Unit 30-Antelope, Elk, Trophy Mule deer, and all the usual Colorado game.
- 2 Propane tank owned (Pro-gas) filled once a year for two people
- Property is in Garfield County. Parcel with the home is address in Debeque.
- Mail is delivered in Fruita
- Solar is owned-Mountain Power Solutions, 220 voltage installed, batteries need water once a month, could service another solar array for a cost of about 3500
- All improvements done by the owner-no permits
- Underground grey water system
- Surrounded by BLM
- Zoned AFT-Recreation
- Pellet and Propane Stoves for heating
- Year-round creek with flood mitigation
- Irrigation paid in the taxes-Camp Creek and Salt Wash
- Headgate located on BLM
- RV hookup