



Other



816 SQFT

PROPERTY DETAILS

Escape to this quaint 1955 seasonal forest cabin along South Chicago Creek. Nestled in Hefferman Gulch along the babbling S Chicago Crk and surrounded by pristine National Forest, this "Cabin in the Woods" as part of the Recreational Residence Program offers rustic charm in an idyllic setting just outside of the gateway to the Rockies town of Idaho Springs CO not far from the Hwy 103 Mt Blue Sky Scenic Byway. Strategically situated within the Arapaho NF close to S Chicago Crk trailhead & a beautiful 4.7 mile out-and-back hike in the Mt Evans Wilderness. Cabin is being sold furnished, wood burning fireplace, wood heating stove & camp comforts. "Camper kitchen" area with cabinets, butcher-block counters and sink basin along with portable burner and grill. Bathroom with composting toilet and primitive shower. Water is manually brought to the cabin and a small low volt pump is run by battery or solar panels on the roof. 10'x10'6" partitioned bedroom curtained from the living area and a spiral stairway rises to a sleeping loft with skylights. Land is leased from the federal government in 20 or 30 year increments. Owner owns the improvements & rights to access & use the land. Current lease through 2028 (\$1,353/yr lease fee + \$1,200 transfer fee) when it is expected to renew. Under the program the property is expected to be used a minimum of 15 days/yr. More about NF homeowner guidelines at <https://www.nationalforesthomeworkers.org>. No deeded land included & the improvements will be conveyed via a recorded Bill of Sale for the lease to be transferred to the new owners.



Bill Davis

970-390-8617

info@coloradolr.com

<https://coloradoluxuryranchandland.com/#/>

Scan code
for more
property
details

