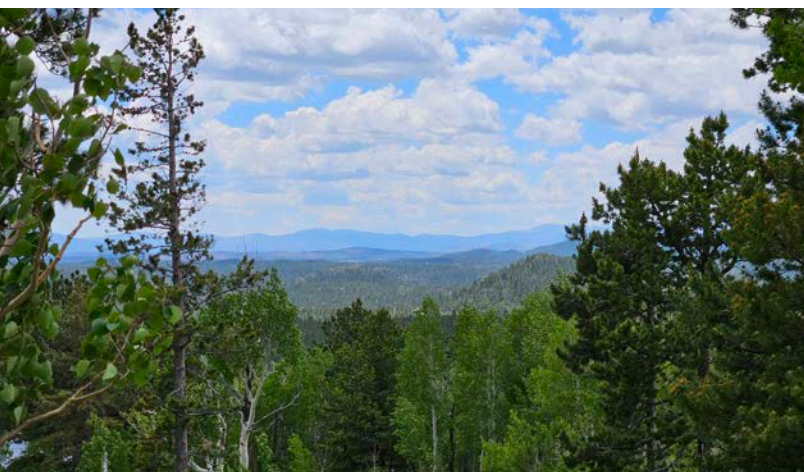


# 1294 Osage Trail

SALE PRICE: \$150,000 | RED FEATHER LAKES  
\$160,000 WITH JAYCO TRAILER



**1.24 Acre Lot | Crystal Lakes | Views & Lakes**  
**Jayco Trailer For Sale Separately | Well | Cistern | Septic Vault**



1294 OSAGE TRAIL  
CRYSTAL LAKES / RED FEATHER LAKES

Exclusively Marketed For Sale By:



**Samantha Beck**

Broker Associate  
Summit Real Estate and Marketing  
970.690.7846  
samanthabeck93@gmail.com

**Christopher Johnston**

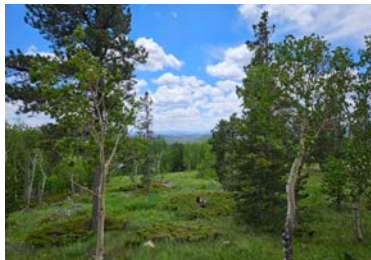
Broker Associate  
LC Real Estate Group, LLC  
970.420.5652  
chris@lcrealestategroup.com



# 1294 Osage Trail | Red Feather Lakes, CO



Trailer Also Available



## Highlights

- Beautiful lot in sought-after Crystal Lakes subdivision
- Lot includes well established aspen and ponderosa pines along with leveled areas and permitted infrastructure
- Convenient access to nearby Crystal Lake, Panhandle Creek, area ponds, and the N. Fork of the Poudre River
- Majestic views of the snow-capped Mummy Range and Panhandle Creek Valley
- Lot includes septic vault, and full RV hookup for a pleasant camping experience
- Pre-drilled well and cistern on site for water storage and use (Well just needs pump and electricity)

## Land

+/- 1.24 Acres

## Features

Wooded Lot, Views, Gentle Slope with Leveled Area(s), Sitting Area, Private Well, Fire Pit (needs reinspection)

## Trailer / RV

Jayco (Jay Flight SLX Baja Edition) available separately for additional \$10,000

## Trailer Details

Currently hooked into septic and water fed by cistern (water delivery or pickup at Base Camp of Crystal Lakes)

## Subdivison

Crystal Lakes

## HOA Dues (Amount | Frequency)

Crystal Lakes Road and Recreation \$665 / Annual  
Crystal Lakes Water and Sewer \$350 / Annual

## Municipality

Red Feather Lakes

## County (Parcel)

Larimer County (4002407119)

## Legal

LOT 119, CRYSTAL LAKES 13TH, PUD

## Property Taxes (2022)

\$1,038.28 | 94.218 Mills

## Elementary School

Red Feather Elementary

## Middle/Junior High School

Cache La Poudre

## High School

Poudre High School

## Gas

Propane (Not Currently on Site)

## Electricity

Poudre Valley REA

## Water

Well Water, Cistern

## Septic/Sewer

Septic Vault



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