TROUT CREEK PASS - CAMP OR BUILD SITE
14.63 Acres • Park County, CO • $150,000
PROPERTY SUMMARY

$150,000
Total Acres: 14.63
ID #: 8799
Closest Town: Buena Vista
County: Park County
Property Type: Vacant Land, Recreational
Water Rights: None
Mineral Rights: Any rights will convey
State Hunting Unit: 49 & 50

ACTIVITIES & AMENITIES

ATV/Off Road
Cycling/Mountain Biking
Equestrian
Hiking/Climbing
Outbuilding/Barn/Shed

LAND DETAILS

Total Acres: 14.63
Deeded Acres: 14.63
Leased Acres: 0
Zoning: Residential (Park County) & Rural (Chaffee County)
Elevation: 9,500 ft
Topography: Level to slightly slope
Vegetation: Pine and aspen forest, native vegetation
Tillable/Crop/Orchard/Timber Acres: 0
Irrigated Acres: 0
Pasture/Grass/CRP Acres: 0
Riverbottom Acres: 0
Estimated Taxes: $1,004
Source of Lot Size: Assessor/ Tax Data
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PROPERTY SUMMARY: With ease of access provided by Highways 24 and 285, and close proximity to Buena Vista and the greater Arkansas River valley, this is one of the better family camping retreats or residential build sites available. Denver and Colorado Springs are equally located approximately one and one-half hours to the east.

Positioned just to the south of Trout Creek Pass, between the towns of Hartsel and Buena Vista, the two parcels total for 14.63 contiguous acres. The sites straddle the Park and Chaffee County line with the 7.97-acre parcel located in the Ranch of the Rockies and 6.66-acre parcel in the Trout Creek Meadows subdivisions. The elevated positioning off-of the summit of Trout Creek Pass affords superb views of the surrounding mountains (East and West Buffalo Peaks, Mosquito Range) and South Park. Antero, Eleven Mile and Spinney Reservoirs are located within a 15 to 30-minute drive to the east. Buena Vista and the Arkansas River are within a 15-minute drive to the west. San Isabel and Pike National Forest lands are also nearby and offer endless recreational opportunities.

The current owner has already installed a domestic well, septic system (designed for three-bedroom home) and extended electrical service to a 220-volt pedestal for easy camper plug in. As combined, the parcels contain a good mixture of aspen and pine forest and open meadow. Horses are allowed per covenants and well regulations. Price is inclusive of a fifth-wheel camper and a storage shed. Parcels are to be acquired together. The stated tax amount is the total of both parcels.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

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Hallum Parcels
Park County, Colorado, 14.63 AC +/- 

Boundary

Hayden Outdoors

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

BRENT HEDRICK
Broker Associate, Licensed in CO & NM

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Prior to joining Hayden Outdoors, Brent had compiled extensive real estate knowledge over a 20-year career of agricultural and commercial appraisal. Brent completed his formal education with a B.S. in Agricultural Business/Minor in Economics from Colorado State University and maintains a Certified General Appraiser license. He has hunted, fished, camped and enjoyed the outdoors from a young age in nearly every corner of Colorado and is a Life Member of the National Rifle Association. Brent and his wife have three kids ranging from elementary to high school age and are grateful for the opportunity to raise them in the Colorado mountains.