

North 40 on the Michigan River

40.00 Acres | Jackson County, CO | \$649,900



HAYDEN  OUTDOORS.

North 40 on the Michigan River

TOTAL ACRES:

40.00

PRICE:

\$649,900

COUNTY:

Jackson County

CLOSEST TOWN:

Walden, CO

Activities & Amenities:

Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game & Waterfowl
Stream/River
Water Access
Water View

Land Details:

Address: TBD CR 12E, Walden,
Colorado 80480, USA
Total Acres: 40.00
Deeded Acres: 40.00
Zoning: Ranch

About This Property

The North 40 consists of 40 +/- lush acres with 1/2 mile of the Michigan River flowing through. With easy year round access it is conveniently located just one mile east of the small town of Walden, in Jackson County, CO. Come soak up the peace and tranquility of the flowing river while taking in the incredible mountain views to the east, west, and south. With utilities at the property line its a blank canvas ready for your design.

Recreation

Jackson County (also known as North Park) is a popular destination year round for adventure seekers. It offers, hiking, camping and exploring throughout its multiple mountain ranges. Enjoy world class trout fishing on the many lakes and streams throughout the park. Located in Colorado's Big Game Management Units 6,16,17,161 and 171 it also offers excellent hunting opportunities.

Water/Mineral Rights & Natural Resources

Seller owned mineral rights are negotiable with purchase.

Region & Climate

Jackson County experiences a cool, dry, and invigorating mountain climate. While winters can see lows below zero, summers can send the mercury into the 80's.

Rainfall/Precipitation typically averages 15 inches annually with additional help from winter snowfalls.


History

Founded in 1888, Walden is located at an elevation of 8100' in the high basin of North Park in Jackson County, CO and is deeply rooted in ranching and agriculture. While Walden only has an estimated population of 600 it is a hub for hunting and fishing enthusiasts. The town and surrounding areas are considered to be the "Moose viewing capital of Colorado".

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 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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