

8802 Ranch Road

21.56 Acres | Park County, CO



HAYDEN  OUTDOORS.

8802 Ranch Road

TOTAL ACRES:

21.56

COUNTY:

Park County

CLOSEST TOWN:

Buena Vista, CO

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Equestrian/Horse Property
Fishing
Hiking/Climbing
Hunting: Big Game, Small Game,
Predator/Varmint
State Hunting Unit: 57

Land Details

Address: 8802 Ranch Road,
Hartsel, Colorado 80449, USA
Subdivision: Western Union Ranch (RORA)
Closest Town: Buena Vista
Total Acres: 21.56
Deeded Acres: 21.56
Zoning: residential
Elevation: 9680
Vegetation: Aspens and grassland
Source of lot size: Assessor/Tax Data
HOA Dues: \$233
Water Provider: Private well
View: Mountain, Scenic

*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.

Property Summary

Make 8802 Ranch Road your mountain getaway. This 21.56 acre property has a water well already drilled and the driveway is roughed in. Your own private aspen grove provides privacy while allowing for the amazing 360 degree views of South Park. The property borders the National Forest creating your own private recreational headquarters. This access makes hiking, horseback riding, and hunting as easy as crossing the fence.

Land

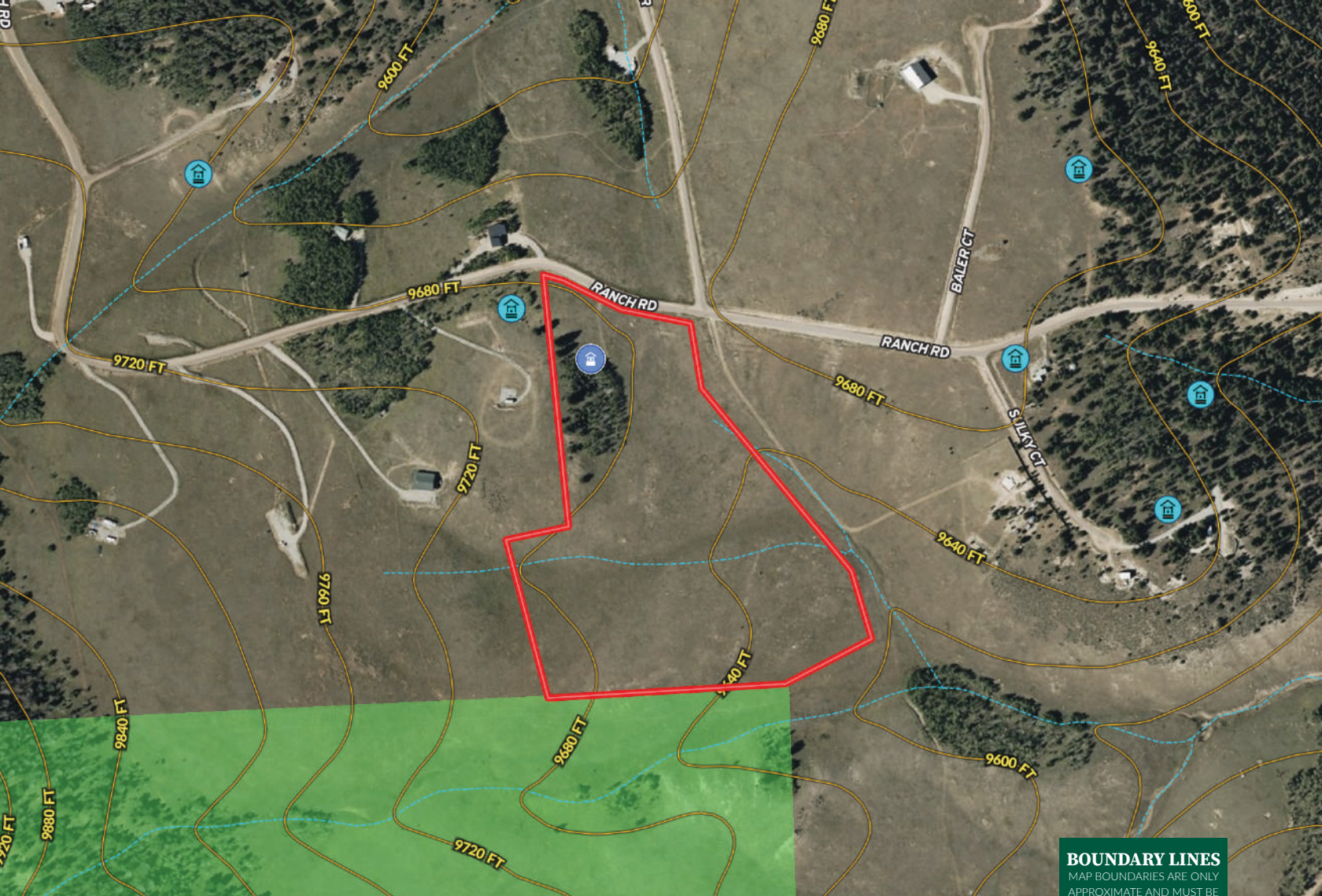
This 21.56 acre property provides a mix of wide open spaces for amazing views and a quiet secluded patch of quaking aspen trees for privacy. This view across South Park creates amazing night sky and lightning storm watching opportunities. Most of the land sits away from the road giving excellent habitat for wildlife throughout the year.

Recreation

The Ranch of the Rockies association has many amenities for residents, from hiking areas, and access to the forest, to an amazing private fishing lake that produces incredible trout. Park County is one of Colorado's amazing recreational headquarters. With the winter wonderland of Breckenridge located only about 50 minutes from the property, miles of snowmobile accessible roads and trails, as well as ice fishing on some of the state's best reservoirs (Spinney Mountain, Elevenmile, and Antero Reservoirs) the winter's call is abundant. Summer brings access to hundreds of miles of ATV and 4x4 roads and trails, reservoir fishing, and also Gold Medal stream fishing in several high mountain rivers and streams. Fall opens new opportunities as Park County is home to trophy elk, mule deer, and pronghorn antelope, with large numbers of antelope visiting the property most of the year.

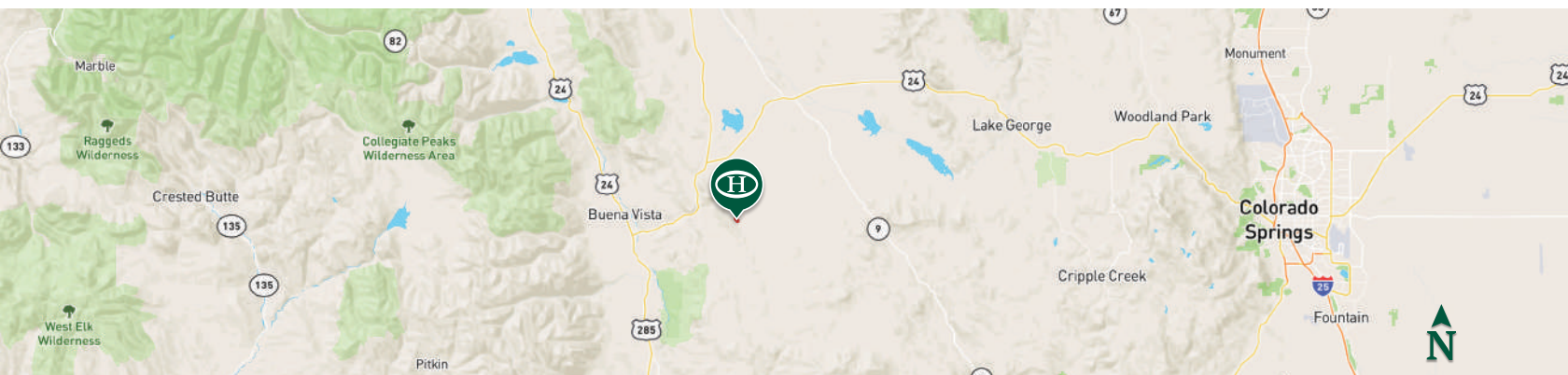






Boundary Water Well Forest Service

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



Brett Mitchell

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