# South Park Vista

90.00 Acres | Park County, CO | $540,000



HAYDEN H OUTDOORS



## Activities & Amenities

Fishing
Hunting - Big Game
Stream/River
Waterfront

## Land Details

Address: 76 Snyder Creek Ct.,
Jefferson, Colorado 80456, USA
Subdivision: Rocker 7 Ranches
Closest Town: Jefferson
Total Acres: 90.00
Deeded Acres: 90.00
Zoning: Residential
Elevation: 9,500
Topography: Flat with Hill
Vegetation: Native Grass
Estimated Taxes: $8,241 - 2025
Source of lot size: Assessor/Tax Data
HOA Dues: $500

## Building Details

Electricity Provider: CORE
Gas Provider: Propane
Water Provider: Well Water
View: Mountain, Scenic



## Property Summary

South Park Vista spans 90 acres just east of Jefferson on the edge of the South Park Valley. This ready-to-build property features an existing water well and overhead power, with multiple building sites offering expansive mountain views. Access via county road leads to a private dirt road that reaches the parcel. Snyder Creek flows through the property, and ownership includes access to Jefferson Creek through the Rocker 7 Ranches Association.











## Land

South Park Vista offers 90 acres of vacant land across two adjoining parcels (Lots 51 and 52), located just three miles east of Jefferson, Colorado within the Rocker Seven Ranches community. The property stretches from a level valley floor and rises more than 100 feet in elevation toward the east, providing expansive views and diverse terrain. Snyder Creek winds through the lower parcel, adding character and natural appeal.

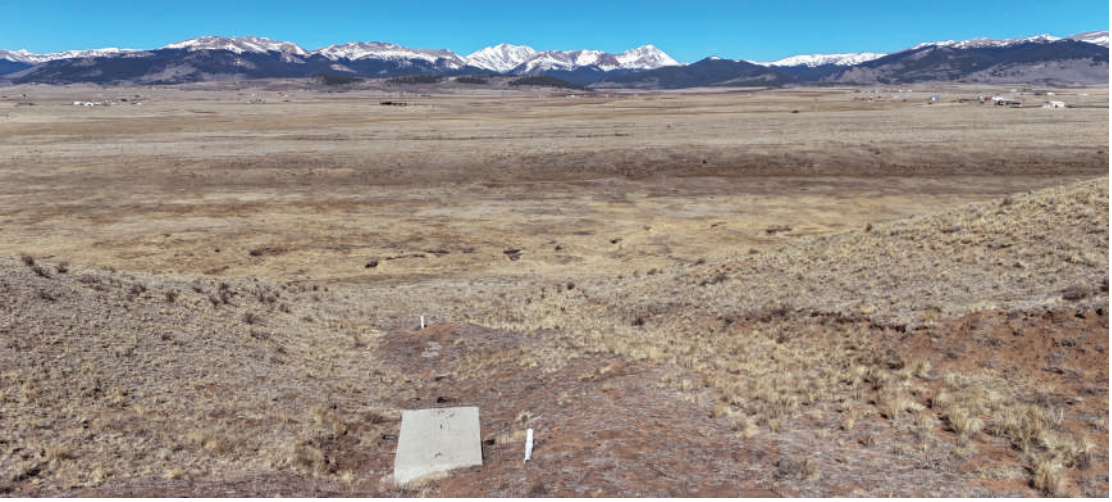
The lower parcel is fenced and could make for a level building site, while the upper parcel features a planned homesite with a drilled water well and electric service already extended to the interior of the parcel. The water well was drilled in 2009 with a depth of 505' and water water detected at 470', and permitted output is 15 GPM per the permit. A roughly 1,500-foot driveway has been professionally installed on the upper parcel, offering convenient access to the elevated building site. A 1,000 gallon permitted two compartment septic tank, installed by a previous owner, is also located below the building site.

Access is via county road and neighborhood gravel roads; however, winter maintenance is limited. While some year-round residents help keep roads passable, owners should be prepared for seasonal access challenges during heavy snow, potentially requiring snowmobiles or tracked four-wheel-drive vehicles.











## Recreation

South Park offers a wide range of outdoor amenities, including Gold Medal trout fishing on the South Platte River, big-game hunting, hiking, horseback riding, off-roading, and access to reservoirs and wilderness areas, all supported by abundant wildlife and scenic public lands.

Fishing in South Park can be some of the best in the state, with small streams flowing into larger rivers, including Tarryall Creek, Trout Creek, Michigan Creek, Jefferson Creek and of course the Middle and South Forks of the South Platte River and the famous “Dream Stream”. Property owners in the Rocker Seven Ranches community have easement access to fish on the Snyder Creek portion of this property but it’s a small tributary of water to Jefferson Creek, which owners also have access to.

In addition, high mountain lakes offer summer and winter fishing opportunities. Just minutes from town, the Jefferson Lake Recreation Area provides excellent fishing for trout, no-wake boating, camping, and scenic picnicking at over 10,000 feet in elevation, surrounded by dramatic 12,000-foot peaks. Other nearby lakes include Tarryall Reservoir, Spinney Mountain Reservoir, Elevenmile Canyon Reservoir and Antero Reservoir.

Although elk and deer pass through the property, hunting access for big game such as elk and deer is abundant by way of various local and regional public land access and national forests. Other recreational opportunities near Jefferson, Colorado are centered around its pristine alpine setting in South Park, offering year-round outdoor adventure. The area is also a gateway to the Colorado Trail, where hikers, mountain bikers, and horseback riders can explore miles of backcountry terrain, including routes to the Continental Divide. Additional trails like French Pass and the West Jefferson Loop offer quieter day hikes through forests, wildflower meadows, and along creeks.











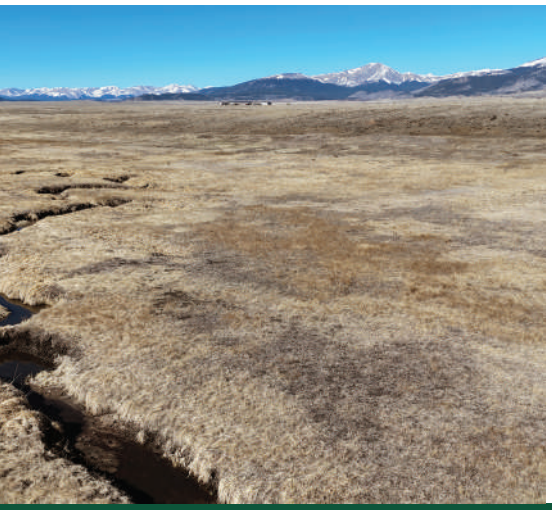
## Region & Climate

The South Park region of central Colorado is a vast high-elevation basin—spanning roughly 1,000 square miles at 9,000 to 10,000 feet—surrounded by the Rocky Mountains and characterized by wide-open grasslands, ranchlands, and panoramic views of 14,000-foot peaks. Known for its authentic Western heritage, the area includes historic towns like Fairplay, Alma, and Como, where mining history, preserved 19th-century structures, and working cattle ranches still define the landscape.

Despite its rugged, rural character, the region provides essential services, local shops, lodging, and recreational infrastructure while remaining within a reasonable drive of Denver and Colorado Springs, making it a unique blend of seclusion, recreation, and accessibility.



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# Hayden Outdoors

# *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

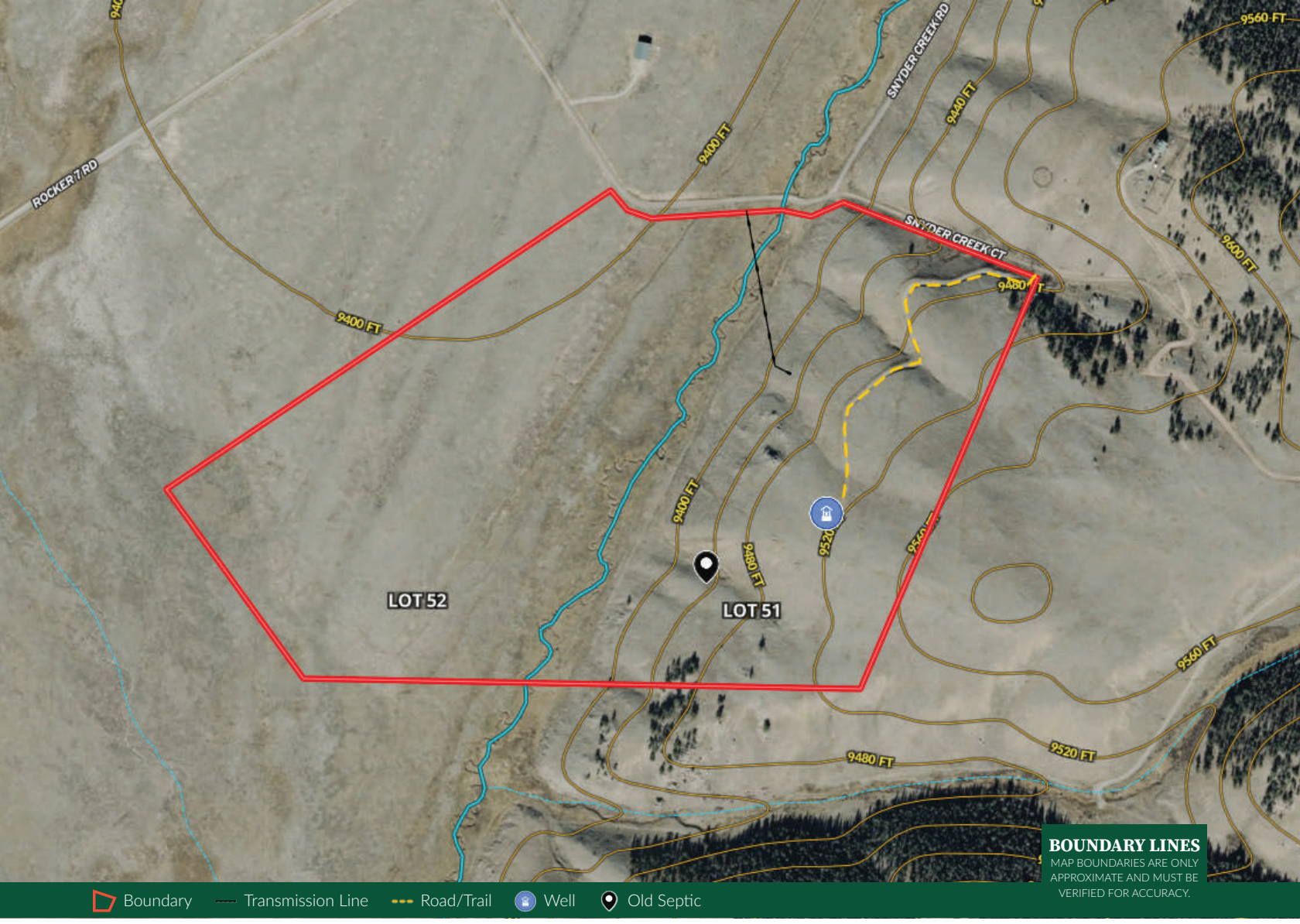
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*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

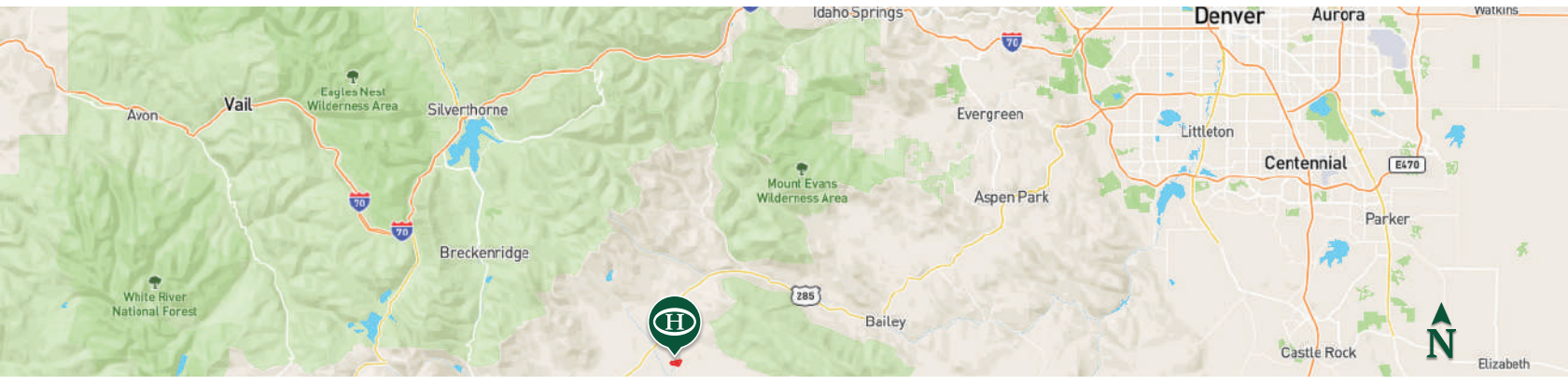
*- RICK STEINER, SELLER/BUYER*

Scan to see more testimonials




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

Boundary | Transmission Line | Road/Trail | Well | Old Septic







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