Mono Lode at Brainard Lake

4.64 Acres | Boulder County, CO | $169,000



HAYDEN H OUTDOORS



Activities & Amenities

Hiking/Climbing
Hunting - Big Game
Skiing/Snowmobiling/Snow Sports
Wooded

Land Details

Address: 1221 Brainard Lake Road,
Ward, Colorado 80481, USA
Closest Town: Ward
Total Acres: 4.64
Zoning: Forestry
Elevation: 9620
Estimated Taxes: $235.92 - 2025
Source of lot size: Assessor/Tax Data





Property Summary

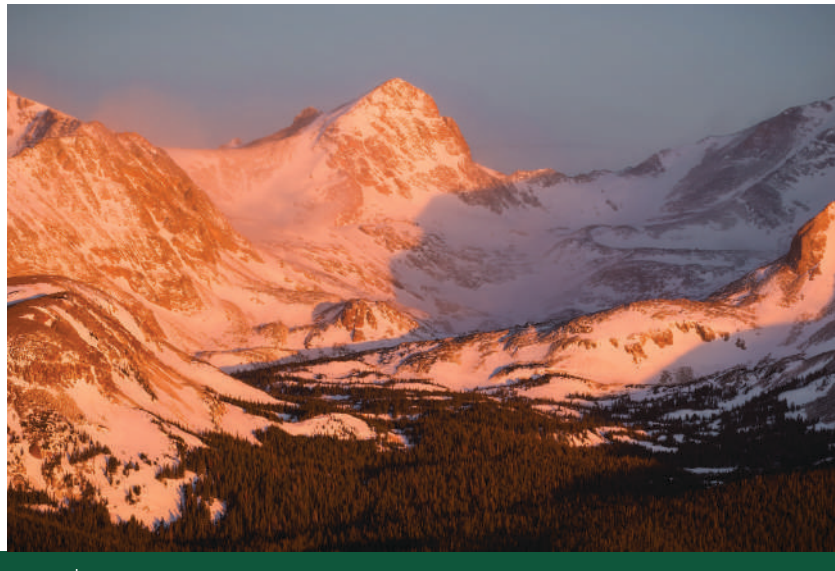
wrapped by undeveloped municipal land. Mostly level ground under evergreen and aspen, opening east across the foothills, with paved road access year round. The Indian Peaks are up the road, and the country changes with every season. Priced within reach. Use it now; build a cabin when you are ready. Five-parcel package.

Land

The parcel is the Mono Lode, Mineral Survey No. 11489, a patented mining claim in the Ward Mining District (Boulder County APN 145701000022). The ground rides a knoll under mature evergreen and aspen, high and mostly level, falling away on the east side to open views across the foothills. Undeveloped Town of Ward land wraps the property on multiple sides, and the surrounding ground is unimproved. This is among the last private land on Brainard Lake Road below the recreation area entrance. Off-grid parcel. Assessor acreage is 4.64; the patent and 1978 Treasurer's Deed reflect 5.16 acres.

Additional parcels. Four additional parcels convey in a single transaction, all sold together as one package, adding approximately 2.41 acres for a total of roughly 7.05 acres across five parcels. Boulder County: 1424 Brainard Lake Road (APN 145701000026, 1.03 acres), a nearby claim in the Ward Mining District lying west of Mono Lode, closer still to the recreation area; and a parcel on Indiana Gulch Road (APN 145907000020, 1.21 acres) east of Ward. Gilpin County: two adjoining lots in the South Pine Cliff subdivision, Block 4, Lots 19 and 20 (APNs 158127400078 and 158127400153, 0.17 acres combined). These convey by quitclaim deed at closing and are held in the same ownership. They are offered as additional holdings; access varies among them and is not established on all. Additional detail available upon inquiry.









Improvements

The property is unimproved. A Boulder County Building Lot Determination has been issued, and the parcel carries 1,000 square feet of residential floor area under county regulation. The ground lends itself to a cabin, a small mountain retreat, or an off-grid basecamp. Access is physical and established. A gate and maintained dirt road turn south off paved Brainard Lake Road (County Road 102) and reach the property, serving neighboring holdings as well, and have for many years.

Recreation

Brainard Lake Recreation Area begins minutes up the road, and the Indian Peaks Wilderness begins just past it. Five glacial lakes, classic ski descents of the northern Front Range, alpine rock on the Divide, native cutthroat above treeline, and a birding list that runs from spruce-fir to tundra, all inside a few miles of the property. Most of it draws day-trippers from the cities below. This property sits below the gate, on the year-round side, close enough that the whole drainage functions as an extension of the parcel and immediate enough to serve as a basecamp for all of it.

Summer. Hiking is the reason most people come. The Long Lake and Mitchell Lake trailheads open onto the best-known alpine terrain in this part of the state. Long Lake is a third of a mile from the trailhead with a flat two-mile loop around it, easy enough for anyone.

Fishing. Brainard Lake sits at 10,340 feet at the end of the road and holds brook, brown, and cutthroat trout; non-motorized boating is permitted, and Red Rock Lake lies a mile and a half east in the same recreation area. Short trails climb from there to Long Lake at 10,525 feet, Mitchell Lake at 10,715, and Lake Isabelle at 10,899, all with brook, rainbow, and native cutthroat.

Wildlife and birding. Brainard Lake is a listed site on the Colorado Birding Trail and one of Boulder County Audubon's local destinations, and the draw is habitat stacked in a short distance. The spruce-fir forest around the lake holds Canada Jays, American Three-toed Woodpeckers, and Dusky Grouse, with Boreal Owls occasionally reported at night in winter.





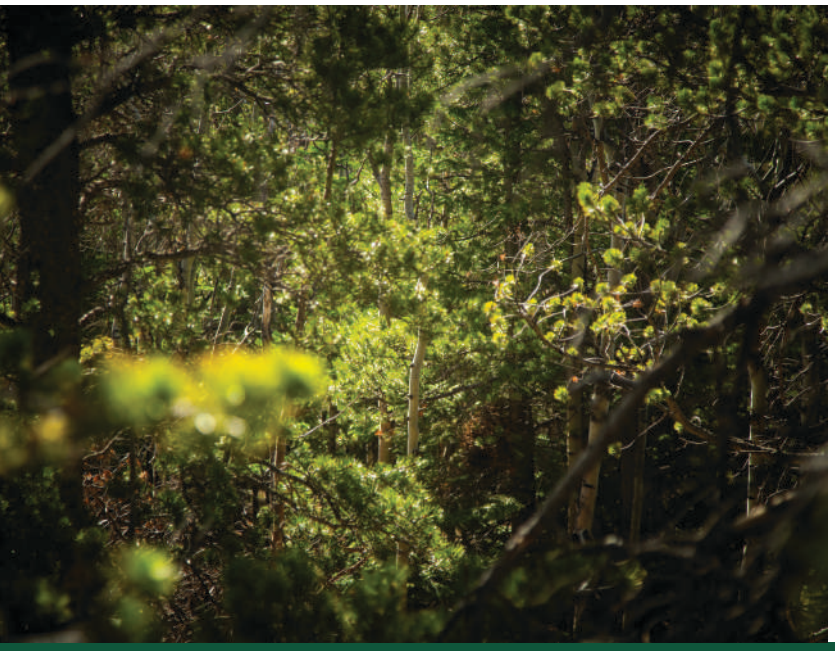
Cycling. Brainard Lake Road is a destination climb in its own right, and it runs past the property. The ride from Nederland through Ward to the lake gains roughly 2,200 feet, topping out at 10,500.

Climbing and mountaineering. Mount Toll, the rock pyramid that anchors the Blue Lakes drainage, holds alpine rock routes on its north ridge and northeast face along with a mixed couloir on its north side. The cliff above Blue Lake is known as approachable alpine rock with a walk-off descent. Ridge traverses link Little Pawnee, Pawnee, and Toll over three summits and four lakes

Backcountry skiing. This is what the area is known for among those who go in winter and spring. The southeast face of Mount Toll is the classic descent of the Indian Peaks, a summit ski down a wide open face.

Winter access. From mid-October to mid-June the gate above closes and the area becomes a backcountry destination reached on foot, skis, or snowshoes from the Gateway Trailhead, which stays open and plowed year round. On spring weekends that lot fills before dawn with skiers who have driven up from the cities.

Hunting. Brainard Lake Road forms the boundary between Game Management Units 20 and 29. Unit 29 lies south of it; Unit 20 begins on the north side and runs to the Rocky Mountain National Park line. A basecamp here puts a hunter in either without relocating, and both are largely Roosevelt National Forest, which runs to more than 800,000 acres of public ground. Unit 20 borders the park's unhunted elk herd, and Parks and Wildlife has added December and January bull seasons in that unit alone to follow the migration out of it. Tag numbers are small and pressure is correspondingly light; elk and deer are both draw. Unit 29 covers the mountain country west of Boulder and is spot-and-stalk terrain that tends to reward the hunters willing to walk







Water/Mineral Rights & Natural Resources

Seller conveys whatever mineral interest it holds without representation or warranty. Buyers for whom mineral ownership is material should confirm independently through their own counsel.

Region & Climate

The property sits at 9,600 feet on the eastern flank of the Continental Divide, in subalpine forest of evergreen and aspen. It lies on Brainard Lake Road west of Ward, in the high country above Left Hand Canyon. Summers are cool and short. July highs average in the mid-70s, roughly fifteen degrees below Denver, and nights hold in the 40s through August. Wildflowers peak in July. Winter brings a long season and heavy snow; the area averages more than seven feet a year, and snow falls in every month but July. Brainard Lake Road is county-maintained and plowed through the winter, and the stretch below the recreation area gate stays open year round. Winter driving at this elevation warrants appropriate tires and traction. Ward is immediately east on the Peak to Peak Highway, a former mining town of roughly 130 residents. Nederland, with groceries, fuel, and restaurants, is about twenty minutes south. Boulder is roughly forty minutes down the canyon, and Denver about ninety.

Please note. *Legal access of record has not been established and the title commitment will except access. Buyer to verify access, utility availability, well permitting, buildability, and onsite wastewater feasibility with the county, the serving utility, and independent counsel. The Building Lot Determination, title work, and survey documentation are available for review. Boulder County Land Use Code Article 4-507.B.5.c permits camping on a parcel 14 days per year. Recreational vehicles are not dwellings under Article 18-137 and may not be occupied as such on vacant land. Buyers should confirm current requirements with the county. Listed acreage of 4.64 is the assessor's figure for 1221 Brainard Lake Road only. Estimated taxes of $235.92 per year cover all five parcels.*

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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.

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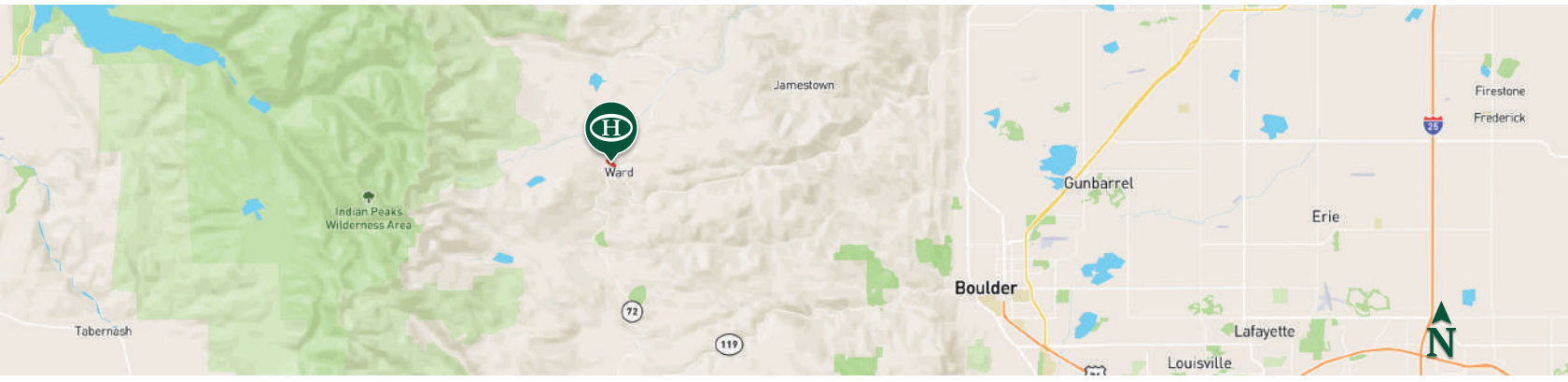
- RICK STEINER, SELLER/BUYER

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

Boundary





Stephen Felker

Broker Associate, Licensed in CO & WY
Licensed CO Attorney
Stephen@HaydenOutdoors.com
303.558.1234

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