PARSON DRAW 120

120.00 Acres | Jackson County, CO | $1,200,000



HAYDEN H OUTDOORS



Activities & Amenities

ATV/Off Road
Cattle/Ranch
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Off Grid Power
Propane
Skiing/Snowmobiling/Snow Sports
Solar
Wooded

Land Details

Address: 4264 Parson Draw Rd JCR 4
, COWDREY, Colorado 80434, USA
Subdivision: Parson's Draw Subdivision
Closest Town: Walden
Total Acres: 120.00 | Deeded Acres: 120.00
Elevation: 8,400-8,900
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Custum Log Home
Stories: 3
Bedrooms: 3
Full Bathrooms: 1 | Half Bathrooms: 1
Basement: Unfinished
Parking Types: Driveway
Other Improvements: Hunting Cabin
Heating Systems: Forced Air, Wood Stove
Appliances: Dishwasher, Dryer, Refrigerator
Hot Water Heater, Oven, Washer
Flooring: Tile
Siding: Wood
Roofing: Asphalt
View: Mountain, Private, Scenic, Wooded

Property Summary

Welcome to Parson Draw 120, an exceptional mountain retreat boasting a 5,200 sq. ft. custom built log home. Located in GMU 161, the property and surrounding area offer excellent hunting for elk, deer, bear, and moose directly out your back door. Boasting some of the best views Colorado has to offer, this private retreat is an outdoorsman's paradise, with all the comforts of home.







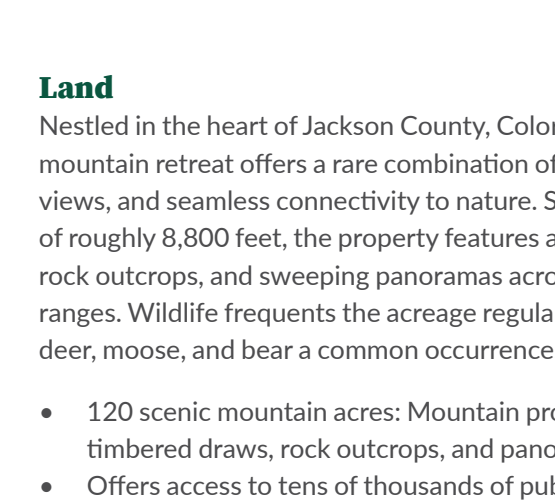




Land

Nestled in the heart of Jackson County, Colorado, this exceptional 120-acre mountain retreat offers a rare combination of complete privacy, expansive valley views, and seamless connectivity to nature. Sitting at an impressive elevation of roughly 8,800 feet, the property features a varied terrain of timbered draws, rock outcrops, and sweeping panoramas across North Park's dramatic mountain ranges. Wildlife frequents the acreage regularly, making sightings of resident elk, deer, moose, and bear a common occurrence.

- 120 scenic mountain acres: Mountain property in Jackson County with timbered draws, rock outcrops, and panoramic valley views.
- Offers access to tens of thousands of public BLM acres for immediate hiking, horseback riding, and hunting access out the back door.
- Exceptional big game location offering OTC elk seasons and frequent sightings of resident elk, deer, moose, and bear in GMU 161.
- 5,200 sq. ft. custom log home built in 2007 with heavy timber framing; partially finished and ready for customized interior touches.
- Full off-grid capability – Powered by a solar battery bank with inverter, monitoring panel, two seller owned 1,000-gallon propane tanks, private well, and septic.
- Features a chef's Viking stove (6 burners, griddle, double ovens), separate hunter's cabin/guesthouse, greenhouse, and power house.
- Includes both a Bobcat and a snowcat for year-round land maintenance and snow management.
- Under 1.5 hours to Laramie, 2 hours to Fort Collins, CO, and traffic-free driving to Steamboat Springs Ski Resort.















Improvements

At the center of the property stands an impressive 5,200-square-foot custom log home constructed in 2007, sold as-is. The residence features solid timber frame construction and comes equipped with full-sized appliances, including a dishwasher, washer, dryer, refrigerator, and a premier chef's Viking cook stove complete with six burners, a griddle, and double ovens. Partially finished, this home offers a blank canvas for a discerning buyer to bring their personal interior design vision to life and complete a true mountain masterpiece. The current layout consists of 3 bedrooms and two bathrooms, with plenty of space to expand. Water is provided by a reliable well.

Engineered for complete self-reliance, the estate is built entirely off-grid with its own private well and septic system. Electrical infrastructure is wired for standard 120-volt power and fed by a robust solar system housed in the dedicated power building, which holds extensive battery banks, two charge controllers, and an inverter, all monitored via an interior readout panel in the main house. A connected Generac backup generator automatically engages to charge the batteries if levels drop below a configured threshold during periods of low sunlight. Heating options are abundant, featuring a forced-air furnace, a parlor stove, two pellet stoves, and a gas stove, all supported by two seller owned 1,000-gallon propane tanks.

Also included in the sale are a Bobcat skid steer and snowcat to help with yearround maintenance.











Recreation

For the outdoor enthusiast, the recreational opportunities on, and immediately surrounding the property are virtually unmatched. The acreage provides private, direct access to tens of thousands of contiguous acres of BLM land, allowing owners to hunt, hike, and ride horses straight from their own backyard.

Situated in Game Management Unit 161, the combination of dense timbered draws, open sage parks, and nearby water makes the property a natural corridor for local wildlife, featuring multiple over-the-counter season options for elk alongside abundant local populations of mule deer, pronghorn, and moose. Beyond the immediate boundaries, the nearby Medicine Bow and Routt National Forests provide endless trails for off-road vehicles, miles of quiet hiking, and alpine lake exploring, while the headwaters of the North Platte River offer world-class gold-medal fly fishing. Winter recreation is equally accessible, with the renowned slopes of Steamboat Springs Ski Resort just an hour and a half drive away along traffic-free mountain corridors, and the Snowy Range Ski Area in Wyoming under an hour and forty minutes from the front door.

Location

The surrounding location offers an ideal balance of secluded high-country living and regional accessibility. Primary transit to the area is provided via Highway 125. Walden sits only 30 minutes away, officially recognized as the Moose Capital of Colorado, offering essential community services, local dining, and the Walden-Jackson County Airport. Both Fort Collins and the broader Colorado Front Range are a two-hour drive to the east, while Laramie, Wyoming sits less than ninety minutes to the north, providing convenient access to higher education, healthcare, and daily commercial flights to Denver via the Laramie Regional Airport.

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Buyer Process

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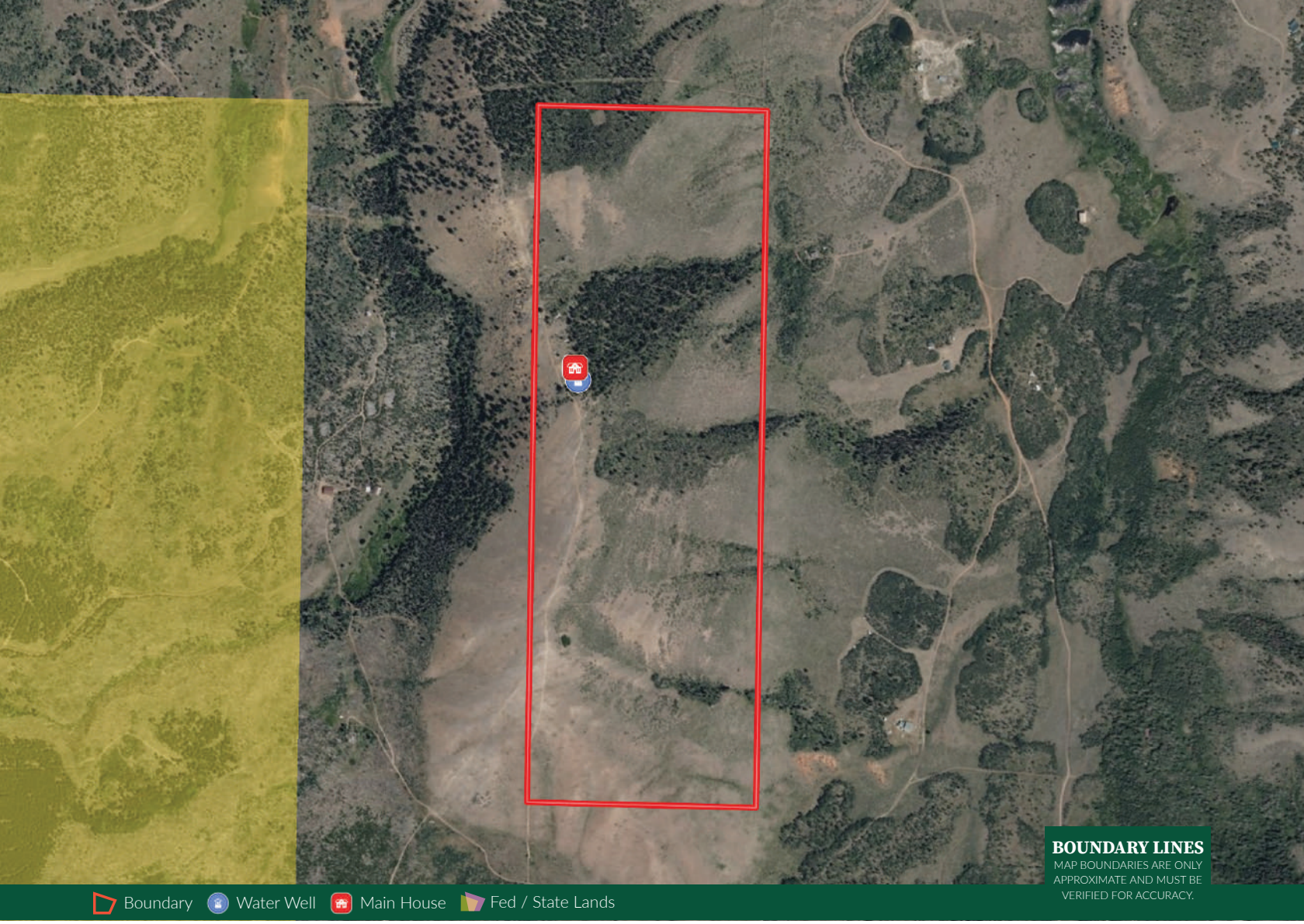
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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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FARM, RANCH & RECREATIONAL REAL ESTATE



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