



Elkhorn Rd 40, Park County, Colorado, 40.00 Acres

\$65,000

- Agriculture, Big Game, Equestrian, Off-Road, Snow sports, Wildlife Viewing

Discover the freedom of mountain valley living on this 40-acre property just 5 minutes from the town of Hartsel. Perfectly located just off Highway 24 and with no NO HOA, this land offers the ideal blend of convenience and seclusion, making it an incredible base camp for hunting, fishing, and outdoor adventure. Enjoy year-round access via a county road with electricity already at the lot line. The property sits in a wide-open valley with sweeping views of surrounding mountain ranges in every direction. For anglers, it doesn't get much better: the property is just minutes from Spinney Mountain Reservoir & Antero Reservoir and the legendary "Dream Stream," one of the most renowned trout fisheries in the West and one of the few places in Colorado where Kokanee Salmon spawn. Nearby, you'll also find Eleven Mile Reservoir and Eleven Mile Canyon, both offering world-class Gold Medal fishing for rainbow and brown trout. While the parcel does not directly adjoin public lands, it's surrounded by opportunity with thousands of acres of National Forest just a short drive away, providing endless options for hunting, hiking, camping, and exploring. Winter adventures are close at hand too, with Breckenridge and Monarch ski areas both within reach. Whether you're looking to build a secluded cabin, create a recreational retreat, or make a smart investment in Colorado land, this property delivers unmatched access to the best of the Rockies while still maintaining the peace and quiet you are searching for.

Main Info

- Street Address : County Rd 15
- Lot Size Acres : 40.00 Acres
- Postal / Zip Code : 80449
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : R0044341
- County : Park
- Closest City : Hartsel

Taxes

Tax Year : 2024

Estimated Taxes per year are \$838.00

Broker Info



Cody Switzer

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Having grown up around the land business here in the beautiful state of Colorado, I'm very familiar with mountain, recreational, and ranch land. I'm an avid outdoorsman; Fly fishing, backpacking, snowboarding/skiing are some of my favorite activities. It would be a pleasure to work with you to help find that perfect property that can be used for many years to come. He is a member of the Pikes Peak Association of Realtors.

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