

Chaparral Meadows Ranch 101
Lot 101 Chaparral Meadows
Hartsel, CO 80449

\$99,900
42.750± Acres
Park County



Chaparral Meadows Ranch 101
Hartsel, CO / Park County

SUMMARY

Address

Lot 101 Chaparral Meadows

City, State Zip

Hartsel, CO 80449

County

Park County

Type

Hunting Land, Undeveloped Land, Horse Property

Latitude / Longitude

38.991162 / -105.713644

Taxes (Annually)

545

Acreage

42.750

Price

\$99,900

Property Website

<https://www.mossyoakproperties.com/property/chaparral-meadows-ranch-101-park-colorado/31103/>

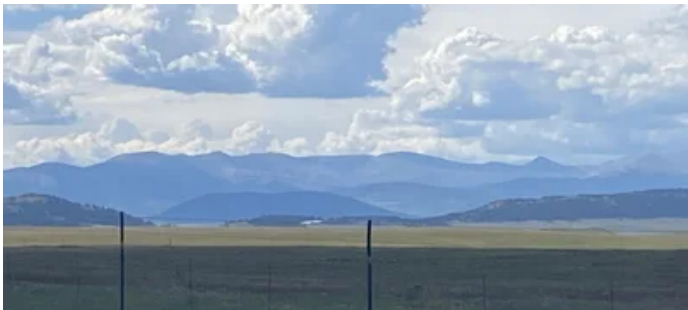


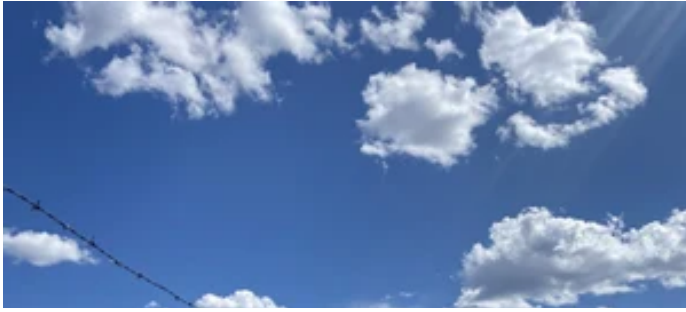
PROPERTY DESCRIPTION

You will not have to wait two years to drill; this property already comes with a well!

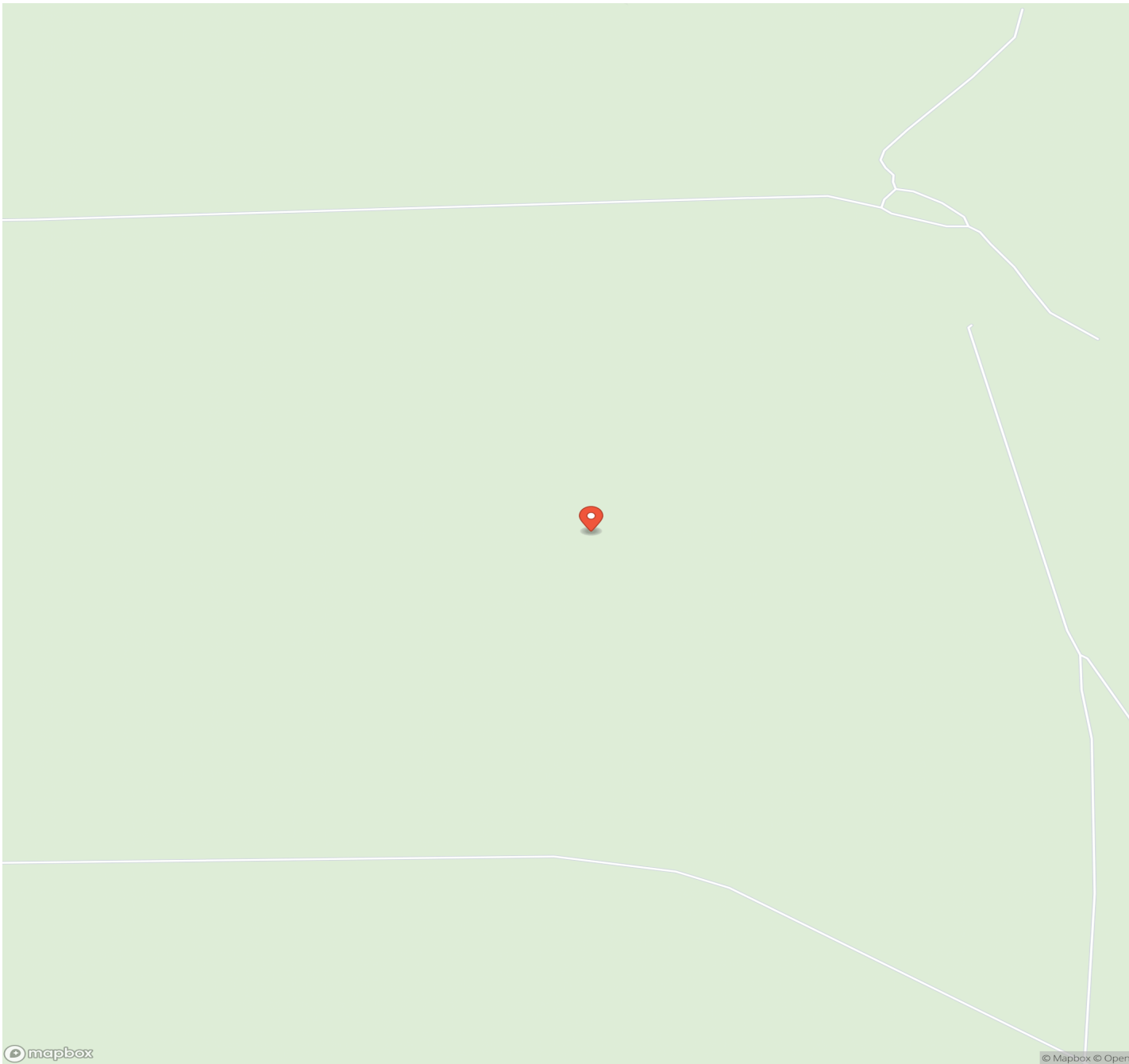
Enjoy the spectacular views of the surrounding mountains from the entirety of this level, buildable 42.75ac Ranch. Fenced on two sides, this property borders Spinney Mountain State Park, has a seasonal creek and pond, and views of Spinney Mountain Reservoir. World-class fishing at Spinney , Eleven Mile, and Antero Reservoirs, not to mention the Dream Stream is all within minutes of this property. There are also thousands of acres of nearby public land for mule deer and elk hunting in addition to the antelope that call this ranch home. The capped well also makes this property a good candidate to complete the other two sides of fencing and run a few head of cattle. You also have the option pairing with the neighboring property, also for sale, and have an 85.5Ac spread.



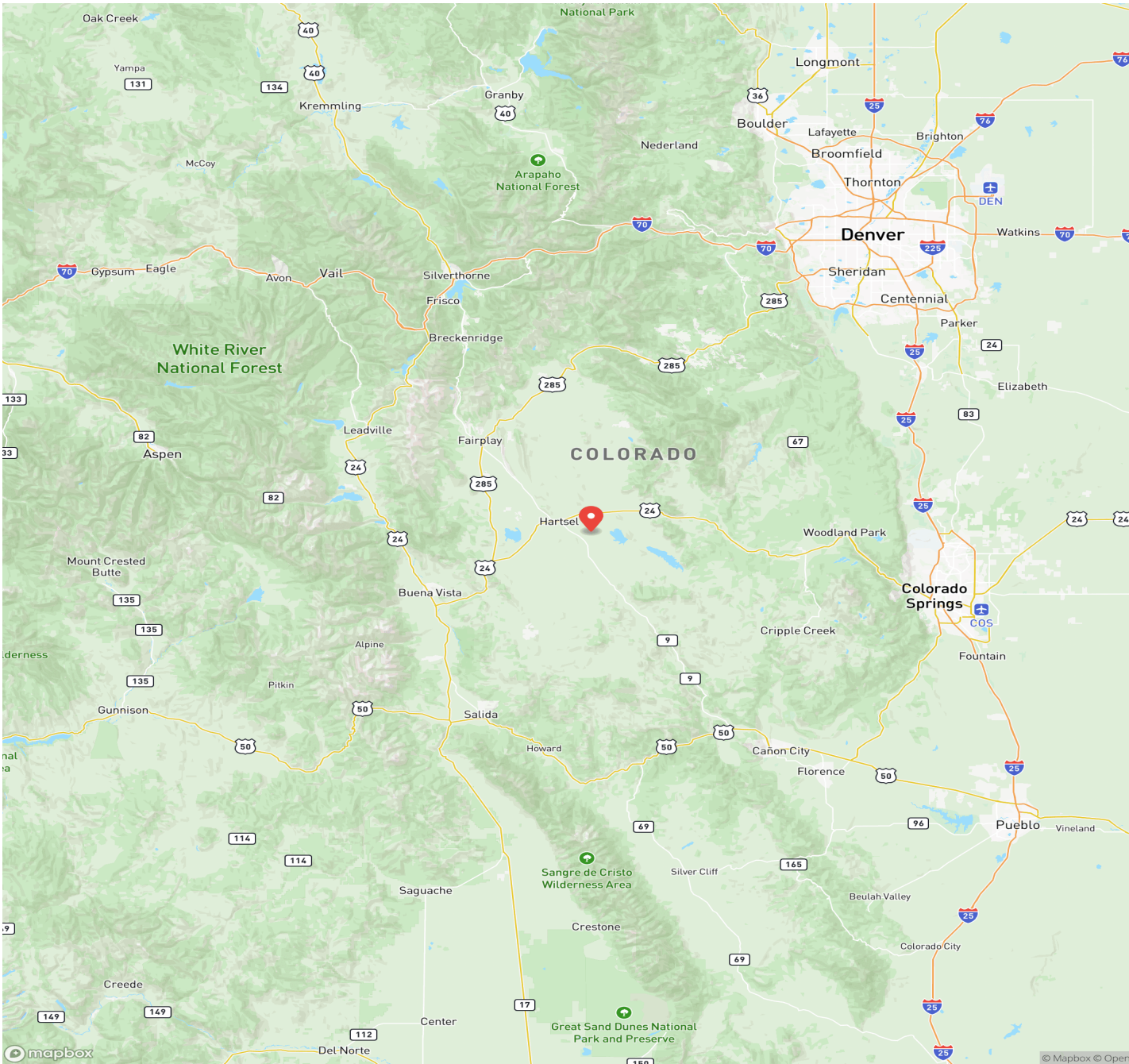




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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