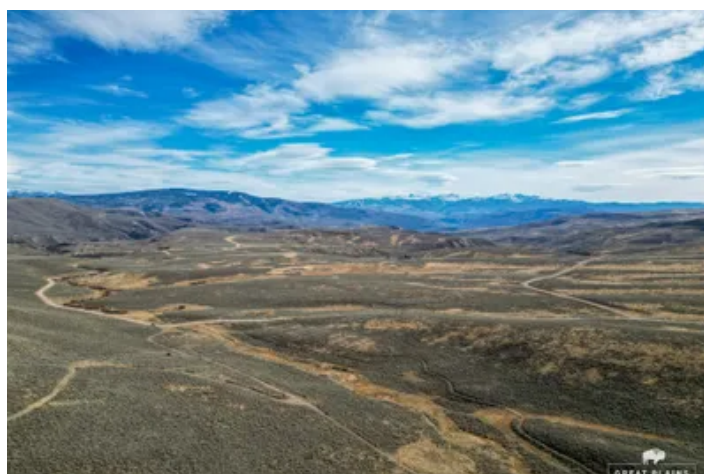


**40-Acres Near Vail & Beaver Creek - Excellent Producing
Well - 25 GPM**
TBD Sweet Spring Road
Wolcott, CO 81632

\$525,000
40± Acres
Eagle County



40-Acres Near Vail & Beaver Creek - Excellent Producing Well - 25 GPM
Wolcott, CO / Eagle County

SUMMARY

Address

TBD Sweet Spring Road

City, State Zip

Wolcott, CO 81632

County

Eagle County

Type

Undeveloped Land

Latitude / Longitude

39.81273 / -106.72448

Taxes (Annually)

2107

HOA (Annually)

1000

Acreage

40

Price

\$525,000

Property Website

<https://greatplainslandcompany.com/detail/40-acres-near-vail-beaver-creek-excellent-producing-well-25-gpm-eagle-colorado/66774/>



40-Acres Near Vail & Beaver Creek - Excellent Producing Well - 25 GPM Wolcott, CO / Eagle County

PROPERTY DESCRIPTION

40-Acres Near Vail & Beaver Creek – Excellent Producing Well – 25 GPM

Discover the perfect blend of privacy, natural beauty, and rare water abundance on this remarkable 40-acre parcel within the exclusive Horse Mountain Ranch Subdivision. Unlike many neighboring properties, this piece of land offers truly exceptional water features that are hard to come by in Colorado's high country. A scenic, year-round creek meanders through the property, feeding a tranquil pond that invites wildlife and adds to the serene mountain atmosphere. In addition, a seasonal spring creek can produce up to 100 gallons per minute, and a powerful private well is already in place, delivering an impressive 25 gallons per minute—ideal for both residential use and potential agricultural or landscaping needs.

The property is ready for your vision, with electricity and phone service already installed at the site. Situated just 30 minutes from world-class skiing at Vail and Beaver Creek, and a short drive to the renowned Eagle River, this location offers year-round recreation. The Eagle River is a designated Gold Medal trout fishery, making it a prime destination for fly fishing enthusiasts. Adventure continues beyond the property as well—just 2,300 feet away is access to BLM (Bureau of Land Management) public land. Whether you enjoy hunting elk and deer, hiking scenic alpine trails, or exploring off-road by ATV, the opportunities are virtually endless.

Tucked away in one of Colorado's most desirable mountain regions, this property offers peace, quiet, and a true escape from the noise and stress of urban life. There are no traffic lights here—just wide-open skies, rolling mountain views, and the kind of stillness that's hard to find anywhere else. The subdivision includes thoughtful covenants that protect the area's character, requiring a minimum home size of 3,000 square feet and prohibiting factory-built modular homes, ensuring a cohesive and high-quality neighborhood aesthetic.

Whether you're dreaming of a mountain getaway, a full-time residence, or a legacy property to pass down for generations, this land provides the ideal canvas. With abundant water, utilities in place, and access to endless outdoor adventure, it's truly a rare opportunity in Colorado's high country. **Owner financing is available—please contact the broker for more details or to schedule a private tour.**

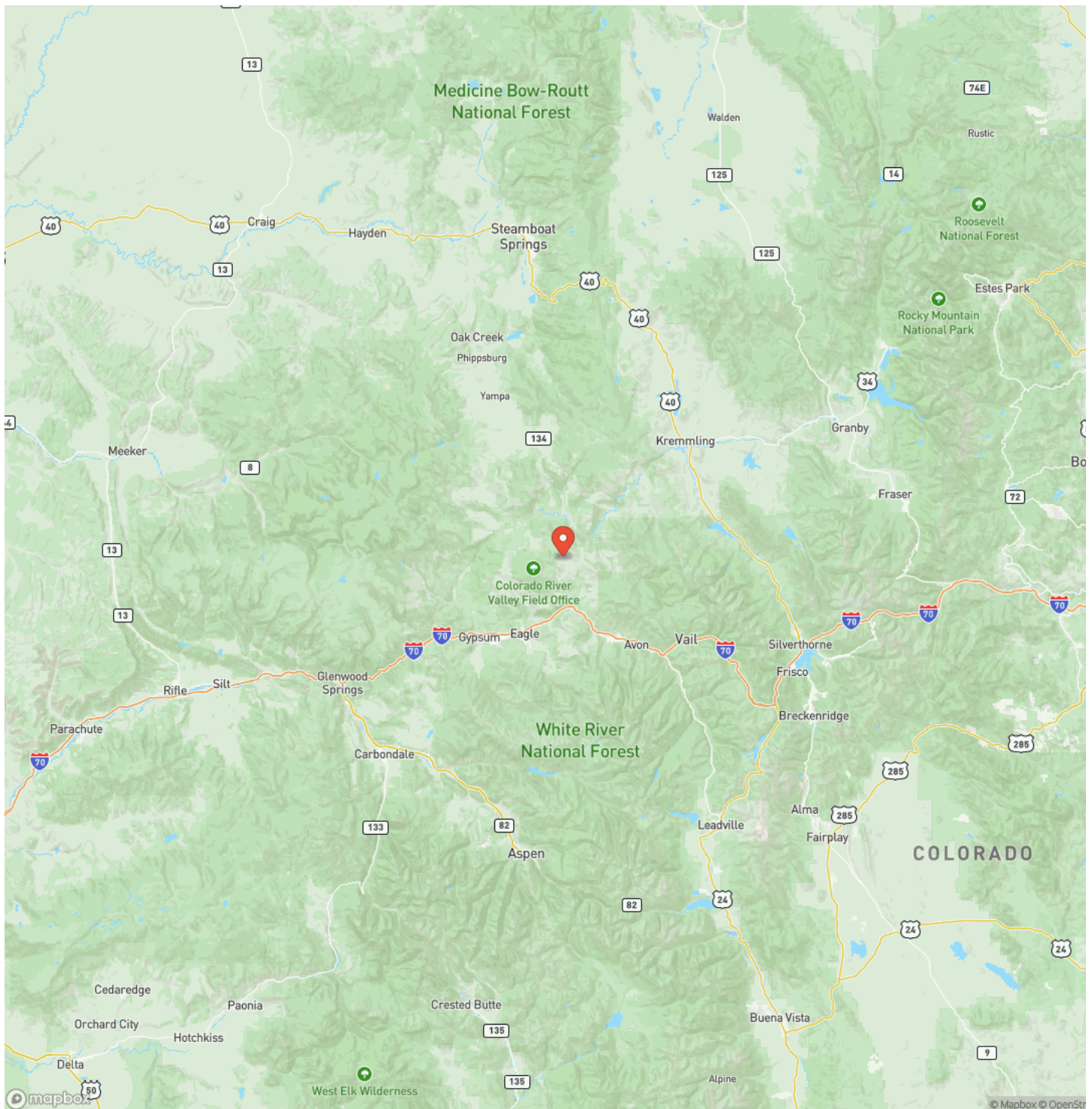
40-Acres Near Vail & Beaver Creek - Excellent Producing Well - 25 GPM
Wolcott, CO / Eagle County



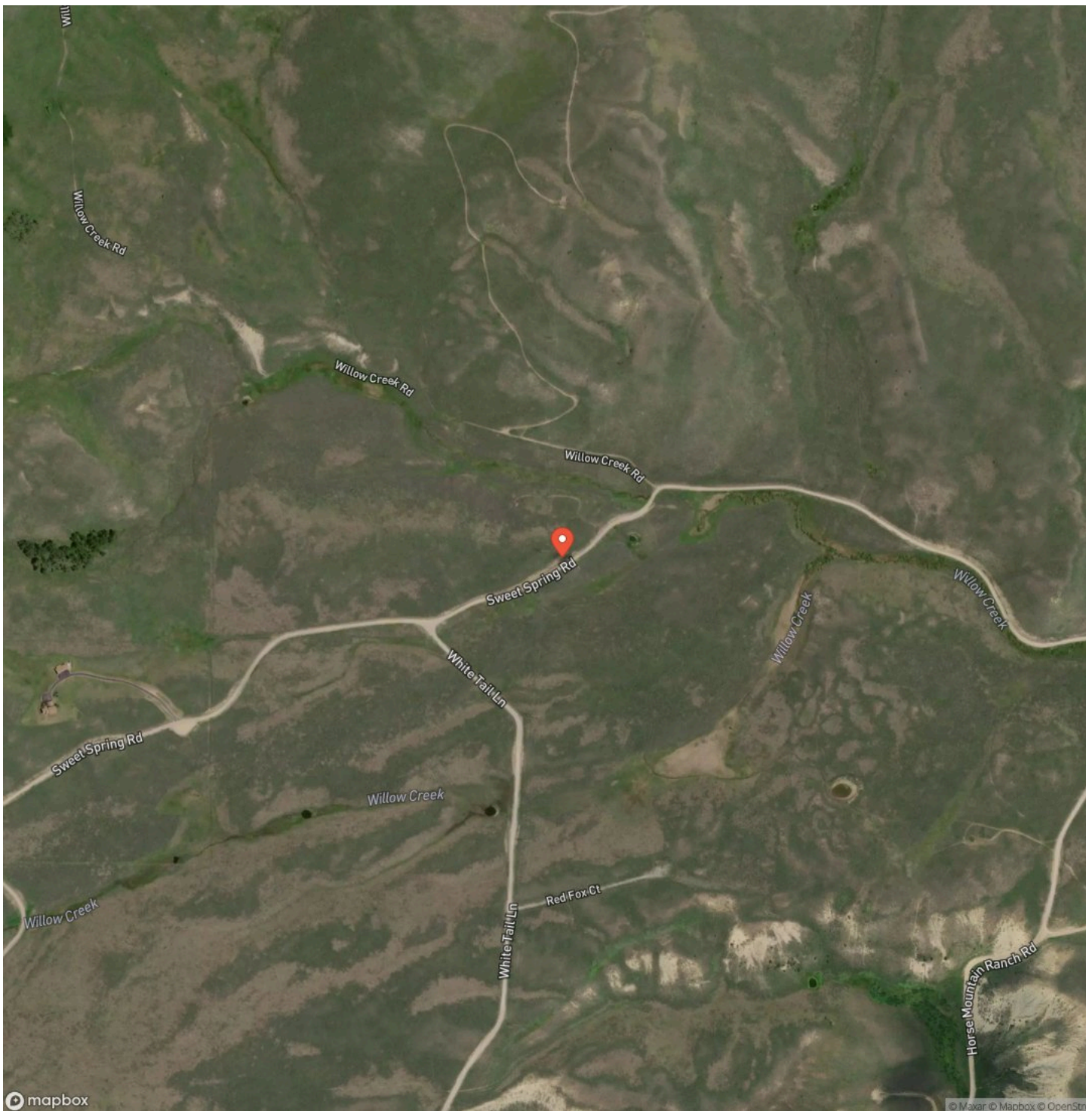
Locator Map



Locator Map



Satellite Map



40-Acres Near Vail & Beaver Creek - Excellent Producing Well - 25 GPM
Wolcott, CO / Eagle County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

Mobile

(303) 963-6738

Email

ethan@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

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



MORE INFO ONLINE:
greatplainslandcompany.com

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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