Elk Ridge Ranch
31572 Hwy 9
Hartsel, CO 80449

$949,000
171± Acres
Park County







SUMMARY

Address
31572 Hwy 9

City, State Zip
Hartsel, CO 80449

County
Park County

Type
Hunting Land, Undeveloped Land, Ranches, Recreational Land

Latitude / Longitude
39.042212 / -105.828691

Acreage
171

Price
$949,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Elk Ridge Ranch

Spread across 171 expansive acres in the high country of Colorado, Elk Ridge Ranch captures the essence of classic western freedom. This remarkable tract offers sweeping horizons, dramatic mountain skies, and a true sense of seclusion, making it an ideal canvas for outdoor enthusiasts, hunters, and land stewards alike. Whether you envision a private sporting retreat, a working high-altitude homestead, or a peaceful sanctuary under endless open skies, this expansive parcel invites you to shape your own legacy.

Location

Positioned along Highway 9 near the historic community of Hartsel in Park County, the property enjoys a central location within the heart of Colorado's vast South Park basin. Hartsel is celebrated for its rugged beauty and convenient access to world-class outdoor recreation, placing owners within striking distance of premier trout waters, reservoirs, and mountain passes. The ranch falls within the Park County school district, combining rural privacy with straightforward travel routes to nearby mountain towns and regional amenities.

Land and terrain

The acreage encompasses 171 acres of classic high-altitude landscape characterized by rolling expanses and diverse topography. Broad, open grassed pastures transition into partially wooded pockets, creating natural travel corridors for local wildlife and varied vantage points across the property. The dynamic layout provides numerous scenic building envelopes, each capturing dramatic panoramic vistas of the surrounding mountain ranges and sweeping basin terrain.

Improvements and infrastructure

Offered as pristine, undeveloped land, the ranch presents a blank slate free from existing structures, allowing you to design and position your ideal improvements from the ground up. The property features partial barbed-wire perimeter fencing already in place, establishing a functional boundary structure suited for livestock or delineation. Beyond this, the tract invites you to customize your homestead, equestrian barn, hunting camp, or modern off-grid compound precisely to your personal specifications.

Water and utilities

This untamed parcel offers complete creative independence regarding resource management and utility configuration. Future owners have the freedom to explore sustainable living solutions, such as private well installations or high-efficiency solar and alternative energy systems tailored to the sun-drenched Colorado climate. The unencumbered nature of the property allows you to craft a modern, self-sufficient infrastructure plan perfectly suited to your lifestyle and architectural goals.

Wildlife and vegetation

The native ecosystem here is rich and vibrant, supporting thriving populations of Colorado's iconic fauna. Grassed plains and partially wooded shelter areas provide essential habitat for elk, mule deer, antelope, bear, and other big game. Bird watching is exceptional throughout the seasons as migratory and resident species traverse the basin. The harmonious blend of native grasses and scattered timber sustains a balanced natural environment, making every excursion across the land an authentic wildlife encounter.

Current and potential use

Versatility defines the future of Elk Ridge Ranch, with abundant potential spanning grazing, premier big game hunting, active recreation, and custom residential living. The rolling terrain is primed for outdoor adventure, whether setting up private ATV trails, blazing hiking routes, or establishing an equestrian sanctuary. In addition to hunting on your own deeded acreage, nearby public land access and regional fishing hotspots provide endless recreational possibilities, making the property equally viable as an active working ranch or an exclusive mountain retreat.

Access and easements

Convenient travel to and from the property is established by frontage along Highway 9, connecting seamlessly with maintained gravel approaches for reliable entry. This frontage ensures direct connectivity to key thoroughfares across Park County while preserving the peaceful quietude of the inner acreage. Navigating across the property's natural terrain provides effortless opportunities to establish internal roads and trail networks suited to your vehicles and equipment.

Showing instructions and contact
Qualified buyers are invited to schedule an appointment to walk the land and experience the breathtaking vistas firsthand. For private showing arrangements and further information regarding Elk Ridge Ranch, please contact:

- Bob Regester
- Phone: 719-686-8744





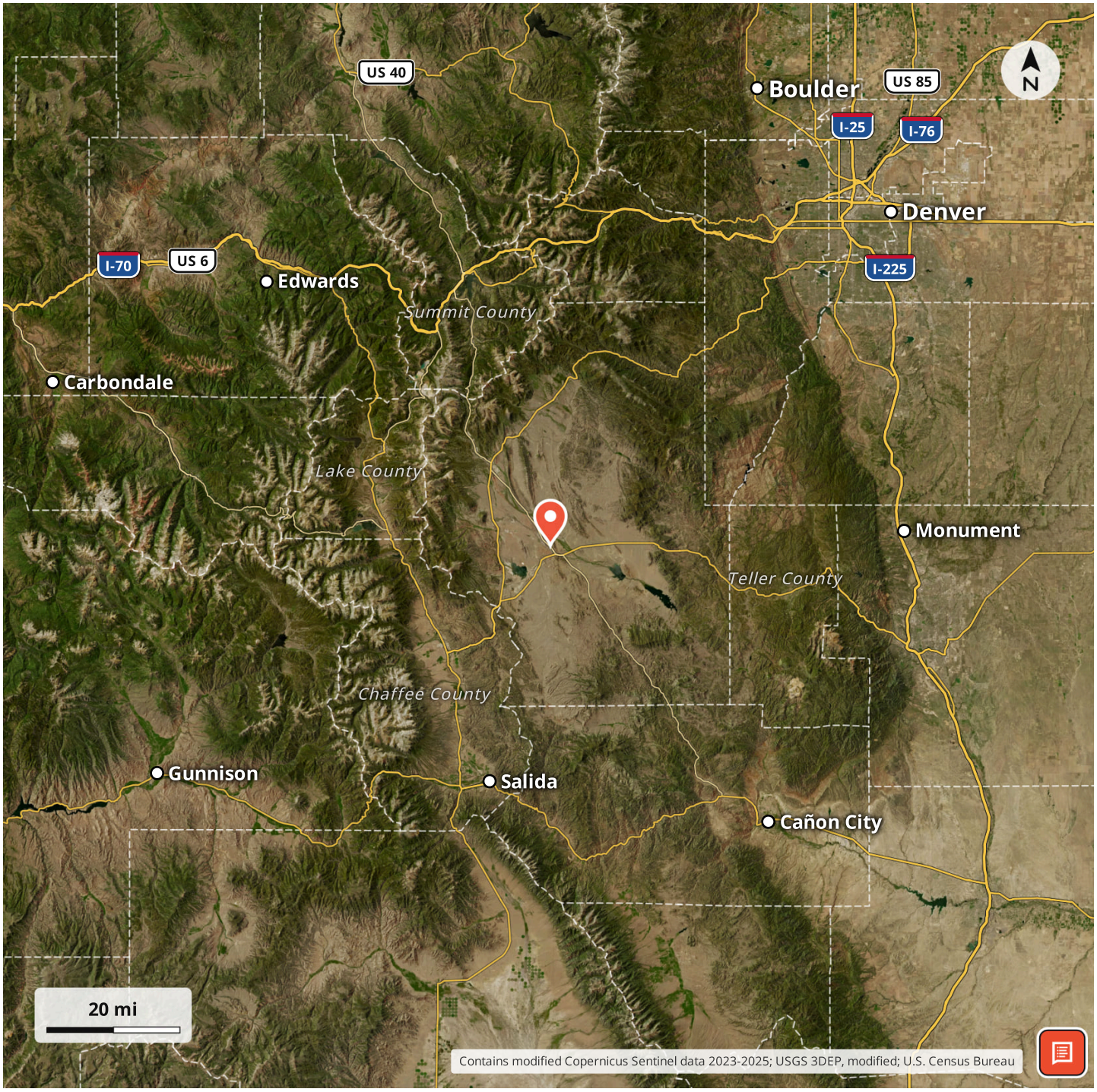








Regional Map



Locator Map


N
State Hwy 9
Co Rd 439
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Bob Regester

Mobile
(719) 686-8744

Email
bregester@mossyoakproperties.com

Address
844 Beaver Pond Drive

City / State / Zip
Divide, CO 80814

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Mossy Oak Properties Colorado Mountain Realty
844 Beaver Pond Drive
Divide, CO 80814
(719) 686-8744
https://mossyoakproperties.com/