

**Summit Alpine Retreat**  
697 Summit Road  
Hartsel, CO 80449

**\$1,190,000**  
111± Acres  
Park County



**Summit Alpine Retreat**  
**Hartsel, CO / Park County**

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**SUMMARY**

**Address**

697 Summit Road

**City, State Zip**

Hartsel, CO 80449

**County**

Park County

**Type**

Hunting Land, Horse Property, Recreational Land, Ranches

**Latitude / Longitude**

39.0733 / -105.7408

**Acreage**

111

**Price**

\$1,190,000



## Summit Alpine Retreat Hartsel, CO / Park County

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### **PROPERTY DESCRIPTION**

Summit Alpine Retreat

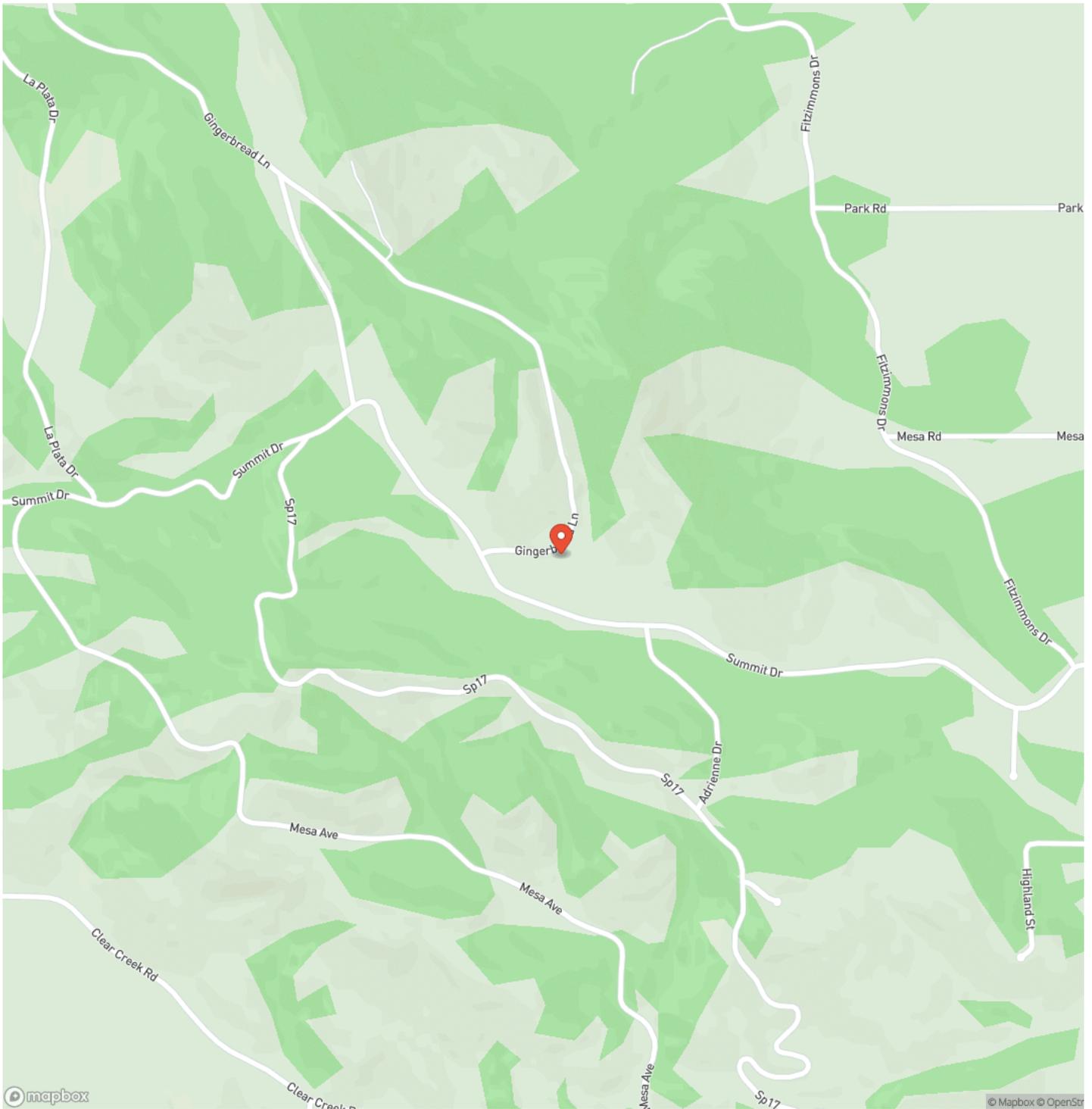
Beautiful 111 acres hidden in the high country of Colorado. Three separate parcels, so you can build additional homes and drill additional wells. Spectacular views of the 14,000-foot snow capped peaks of the Continental Divide. All the infrastructure is in place to build your dream home, including well, septic and 200-amp power to the 50x50 garage. Year-round access is provided by a county-maintained road. Large new metal garage 50'X50' with a 200 amp service for all the toys. Newly fenced and nicely treed. Only minutes to gold medal trout waters know as the Miracle Mile or Dream Stream for trout exceeding 10 pounds. The state record Brown trout was caught last summer from near by Spinney Mountain Reservoir of 28 pounds. Both Spinney Mountain and 11-Mile Reservoir are only 15 minutes away.



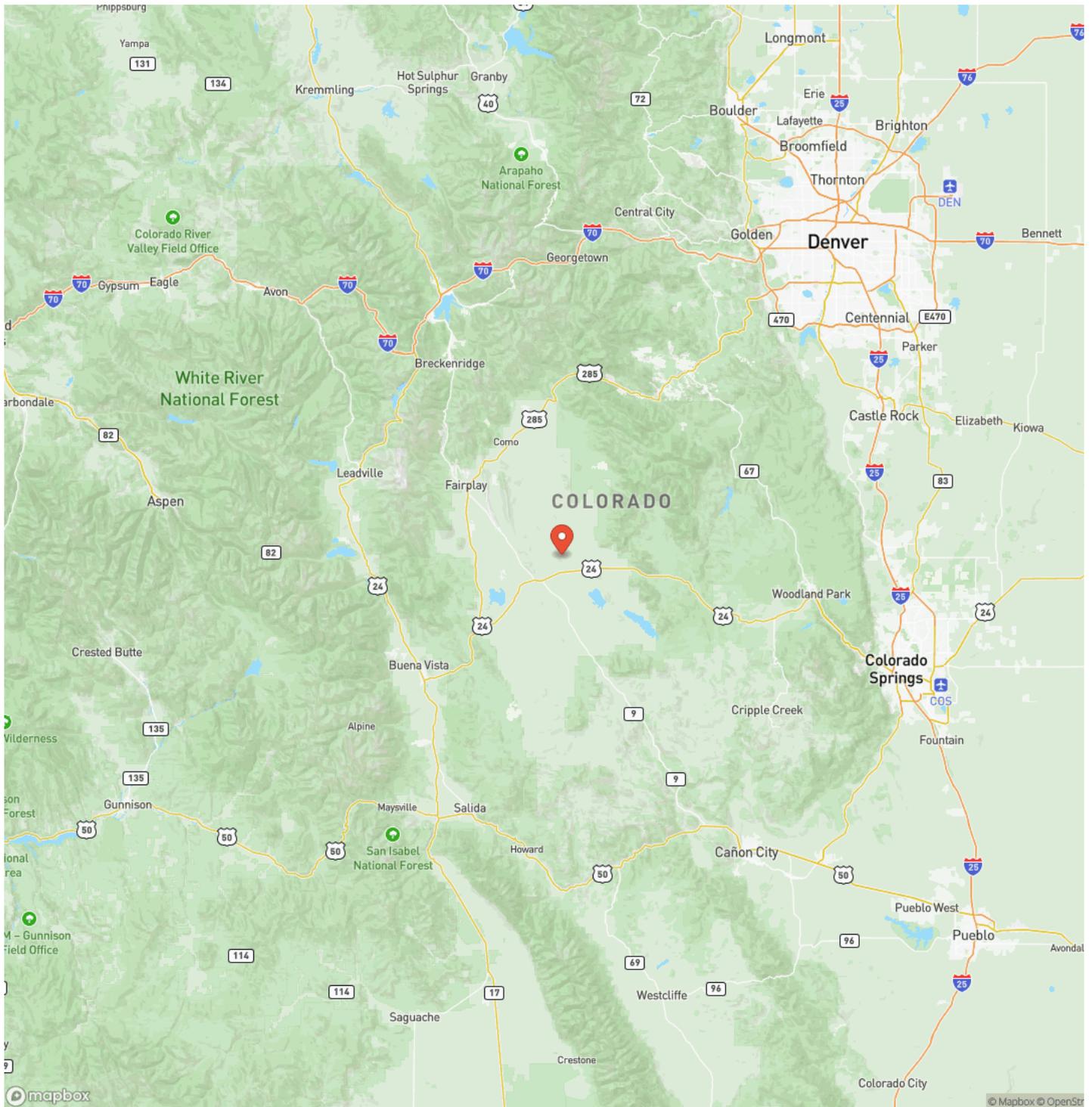
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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