

Platte River Valley
County Road 59
Hartsel, CO 80449

\$500,000
149± Acres
Park County



Platte River Valley
Hartsel, CO / Park County

SUMMARY

Address

County Road 59

City, State Zip

Hartsel, CO 80449

County

Park County

Type

Ranches, Recreational Land, Hunting Land, Riverfront, Residential Property, Undeveloped Land, Horse Property

Latitude / Longitude

39.0275 / -105.7633

Taxes (Annually)

124

Dwelling Square Feet

0

Bedrooms / Bathrooms

1 / 1

Acreage

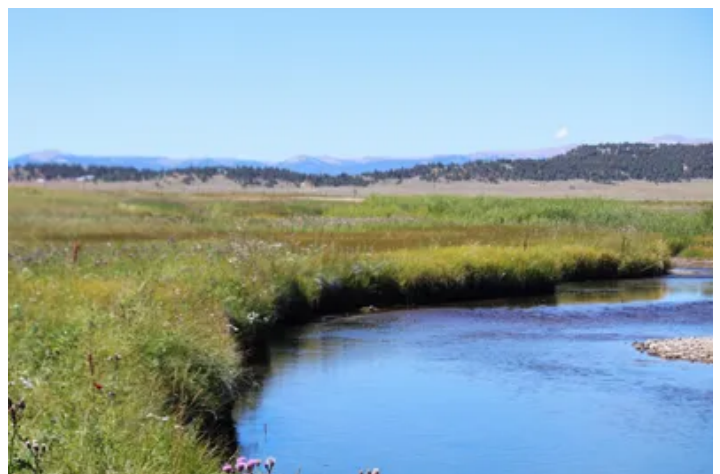
149

Price

\$500,000

Property Website

<https://www.mossyoakproperties.com/property/platte-river-valley-park-colorado/22193/>



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PROPERTY DESCRIPTION

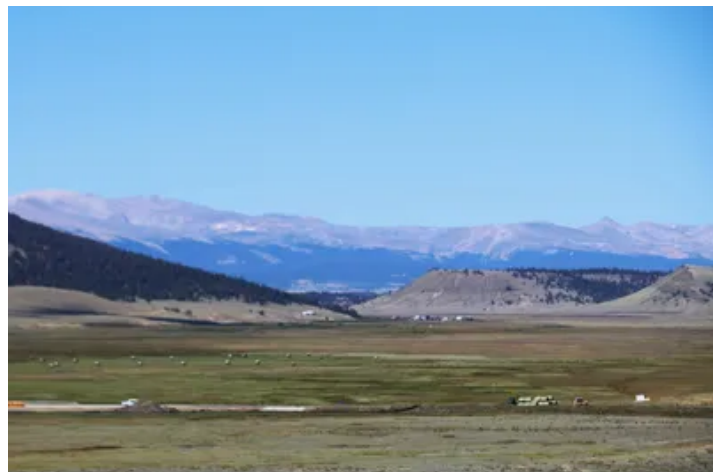
Platte River Valley

Stunning river front property with amazing views of the 14,000-foot snowcapped views of the Continental Divide from the many building sites overlooking the river and above the FEMA Flood Plain. Highway and county road for easy access. No covenants, Home Owners Association, or restrictions. Located contiguous with a new 800 acre hunting and fishing guest ranch. The small town of Hartsel is heading in the direction of a destination resort with the development of a hot springs that in the 1920 when the Colorado Midland Railroad stopped there for passengers to bathe and stay at the local hotel.

Platte River Valley is located in Big Game Management unit 581 with over-the-counter elk tags for archery, 2nd and 3rd hunting seasons. Zoned agricultural with annual taxes under \$100 per year. At under \$5,000 per acre, River Valley Ranch is the most reasonable priced river property in Colorado. \$199,000 Financing available with 20- 25% down and good credit.



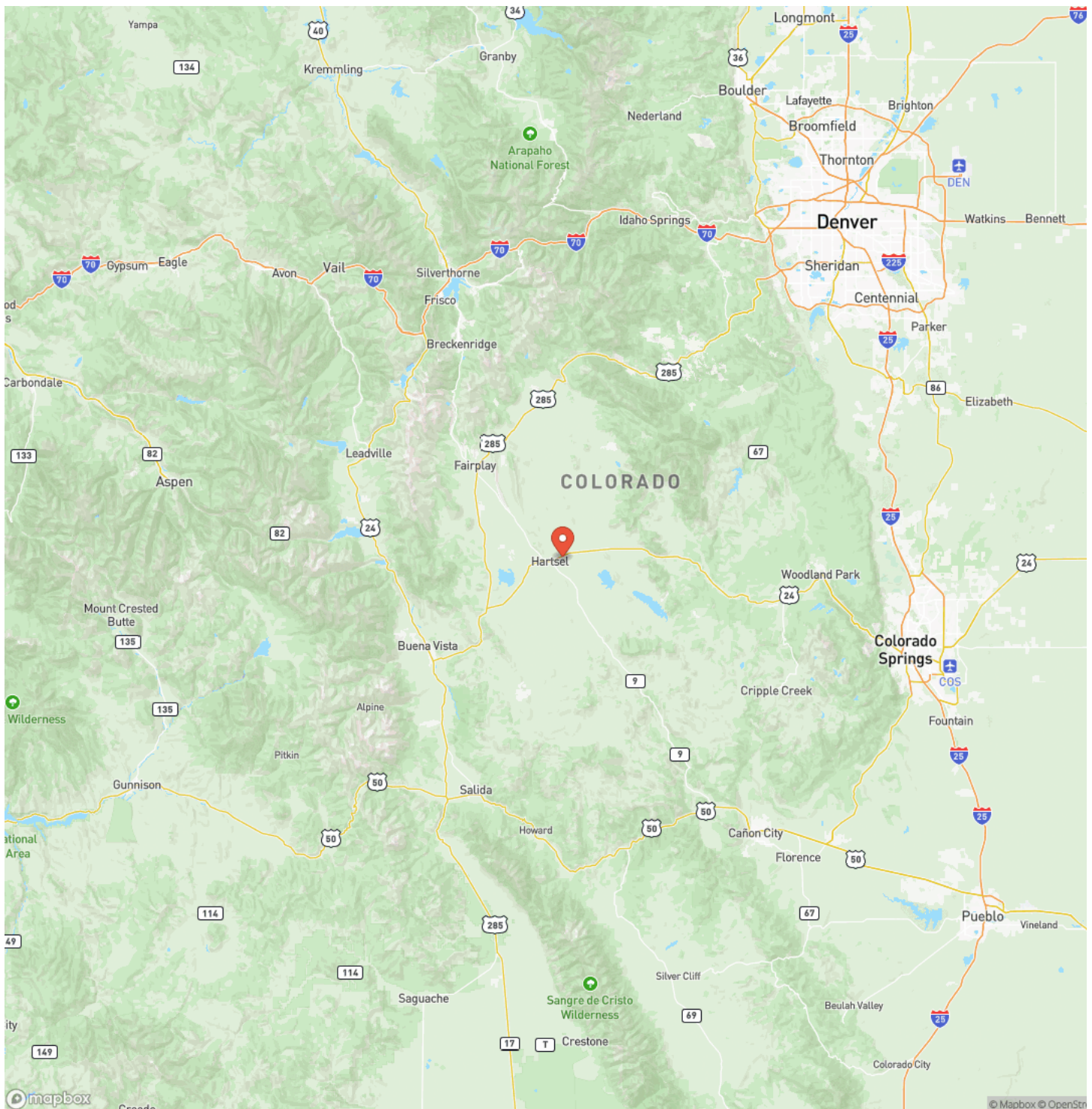
Platte River Valley
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Bob Regester

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City / State / Zip

Divide, CO 80814

NOTES

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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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