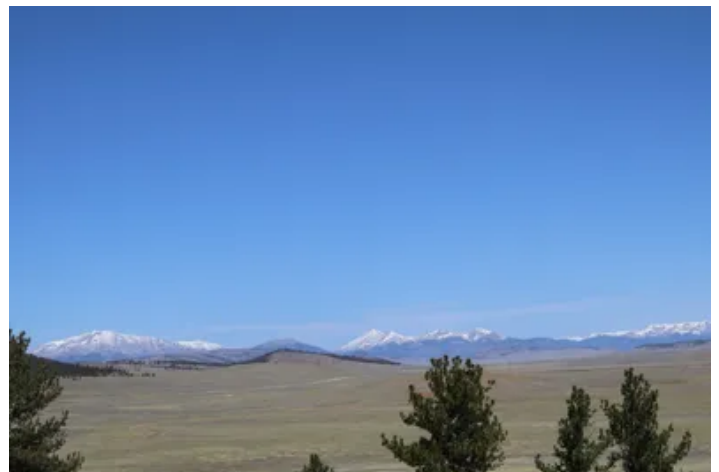


**Hartsel Hilltop**  
12451 Highway 24  
Hartsel, CO 80449

**\$270,000**  
13.67± Acres  
Park County



**Hartsel Hilltop**  
**Hartsel, CO / Park County**

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**SUMMARY**

**Address**

12451 Highway 24

**City, State Zip**

Hartsel, CO 80449

**County**

Park County

**Type**

Recreational Land, Business Opportunity, Lot, Undeveloped Land

**Latitude / Longitude**

39.0233 / -105.8002

**Acreage**

13.67

**Price**

\$270,000



## Hartsel Hilltop Hartsel, CO / Park County

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### **PROPERTY DESCRIPTION**

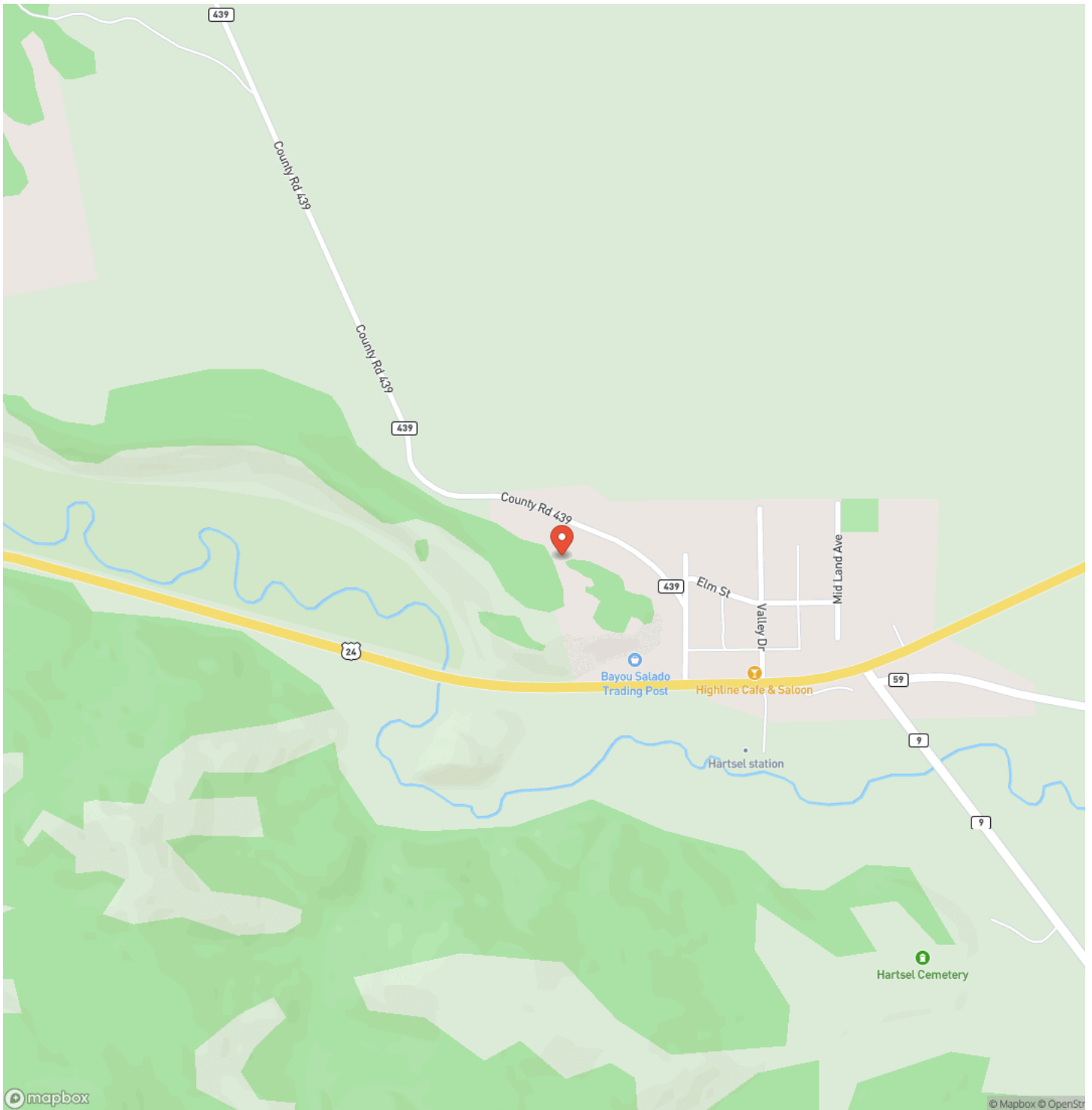
Hartsel Hilltop

13 gorgeous acres located in the quaint town of Hartsel. Stunning views of Pikes Peak, the Continental Divide and the South Platte River. Blessed with the perfect mix of towering Ponderosa pines, Douglas firs and Bristlecone pines. Bordering commercial Badger Basin convenience store, liquor store and gas station as well as a coffee shop. It also has State Highway 24 access. There is a possibility of re-zoning the 13 acres to commercial with the potential for tremendous appreciation in the future. Lots of good things happening in Hartsel's future with the recently refurbished historic site, Hartsel Springs Ranch. <https://www.hartselranch.co/> Fishing in nearby 11 Mile and Spinney Reservoirs and miles of the South Platte River. Also coming soon public use Wild Horse Reservoir five minutes from town. <https://wildhorseeservior.org/>. Well priced at \$270,000.

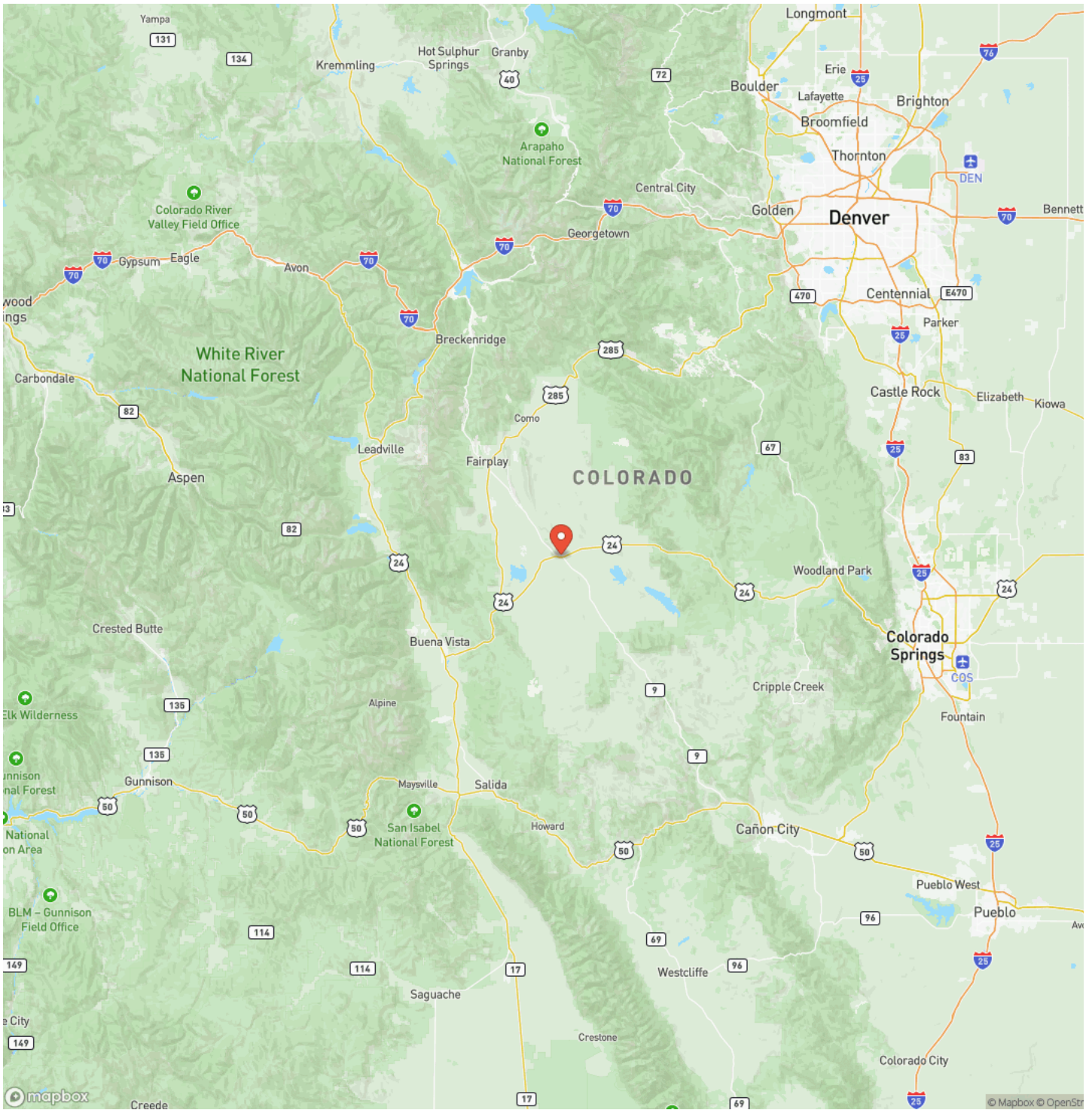
Hartsel Hilltop  
Hartsel, CO / Park County



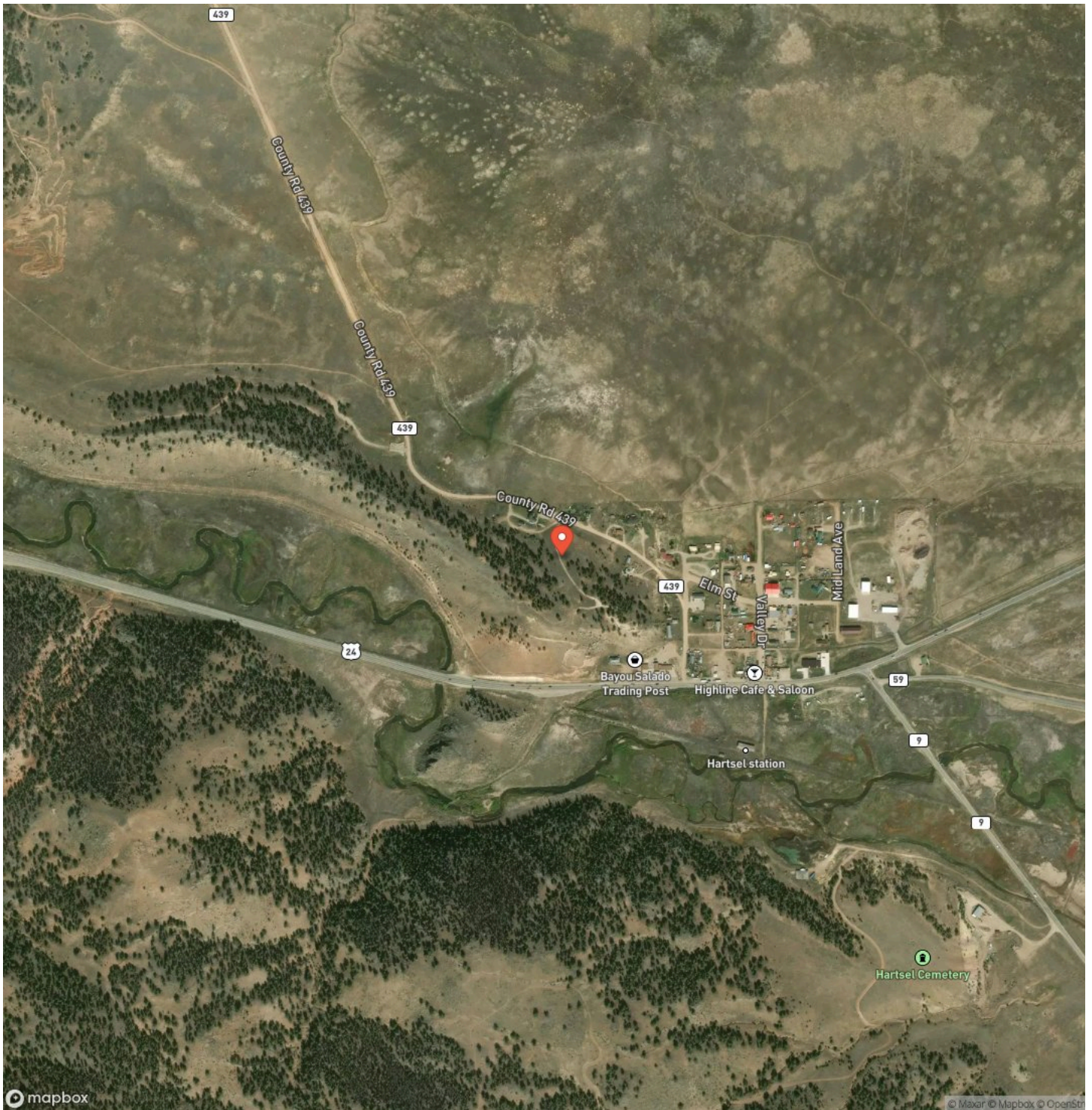
## Locator Map



# Locator Map



## Satellite Map







## **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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