Hartsel Hilltop
12451 Highway 24
Hartsel, CO 80449

$270,000
13.67± Acres
Park County







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

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Hartsel Hilltop

Perched high in the Colorado high country, Hartsel Hilltop captures the untamed spirit of Park County across 13.67 sprawling acres. This distinctive parcel offers an inspiring combination of rugged natural beauty, elevated vantage points, and endless versatility. Whether you are envisioning a private mountain retreat, a recreational basecamp, or an enterprising commercial venture, this property serves as a pure canvas awaiting your grandest ambitions under the vast western skies.

Location

Set in the heart of Colorado at 12451 Highway 24, the property enjoys a strategic position near the historic crossroads community of Hartsel. Situated within Park County and served by the Park County School District, this region is celebrated for its sweeping panoramic views, wide-open mountain basins, and authentic frontier heritage. The address places you in prime position to embrace the serenity of high-altitude living while keeping iconic Colorado mountain adventures well within your reach.

Land and terrain

Encompassing 13.67 acres of undeveloped terrain, the acreage features an engaging natural layout characterized by varied topography and classic mountain character. Grounded in its natural state, the land offers elevated clearings that frame sweeping territorial vistas alongside gentle slopes suitable for building. Its expansive boundaries provide an immediate sense of scale and privacy, offering buyers the freedom to explore multiple building envelopes or recreational clearings.

Improvements and infrastructure

Currently offered as pristine, raw acreage, the land allows a prospective owner total architectural freedom without the constraints of existing structural footprints. You have the clean slate required to design custom cabins, modern outbuildings, equestrian shelters, or tailored commercial setups from the ground up. This absence of prior construction ensures every square foot can be customized to match your exacting standards and long-term vision.

Water and utilities

The property invites forward-thinking development strategies tailored to modern off-grid efficiency or traditional infrastructure expansion. Buyers have the unique opportunity to implement sustainable solar energy arrays, high-efficiency propane systems, modern private well configurations, and custom septic solutions designed precisely to support their intended footprint, ensuring complete control over resource management and environmental harmony.

Wildlife and vegetation

The acreage presents a captivating natural tapestry that ranges from open mountain ground to wooded and partially wooded stands of native trees. This healthy woodland cover creates a thriving corridor for native fauna, frequently drawing majestic elk, mule deer, and bear across the property. Whether watching resident wildlife navigate the wooded draws or listening to mountain songbirds amidst the pines, the land provides an authentic connection to Colorado's ecological heritage.

Current and potential use

Diversity of potential is the cornerstone of Hartsel Hilltop, with flexibility spanning recreational, residential, commercial, and comprehensive development endeavors. It stands as an idyllic sanctuary for the outdoor enthusiast, offering immediate access to hunting, hiking trails, equestrian trails, bird watching, and nearby fishing destinations. Simultaneously, the acreage holds tremendous promise for a custom private residence, a boutique lodging business, or an innovative venture benefiting from high-visibility positioning.

Access and easements

Convenient physical access is a key highlight of this tract, featuring generous road frontage that combines both highway accessibility along Highway 24 and gravel county road connectivity. This well-established frontage provides straightforward approaches for construction equipment, recreational vehicles, horse trailers, and everyday transport, ensuring seamless transit regardless of your development plans.

Showing instructions and contact

Experience the sweeping views and raw potential of this mountain property firsthand. To schedule your private walkthrough or to obtain complete showing instructions, please call Bob Regester directly at 719-686-8744.





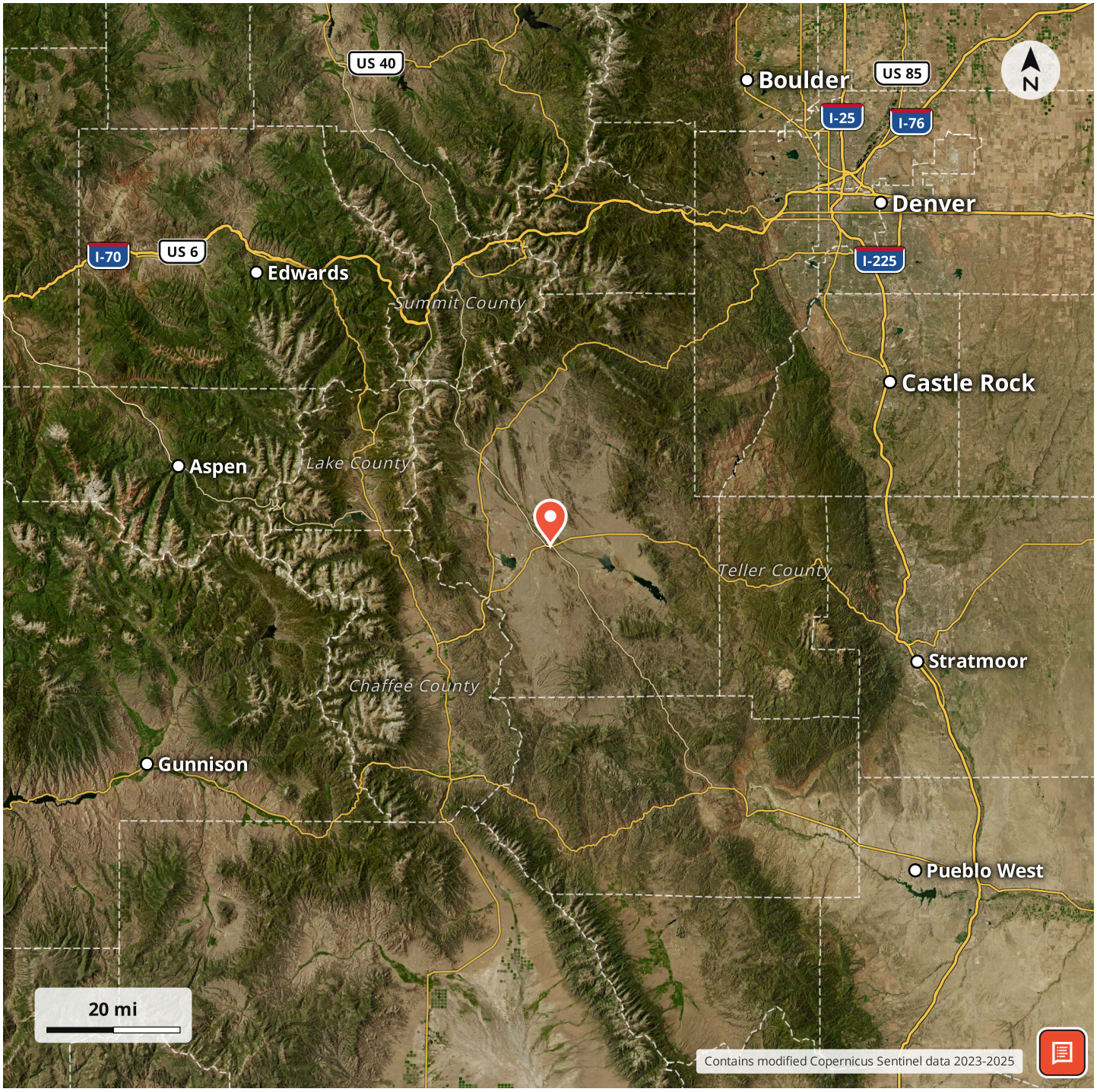








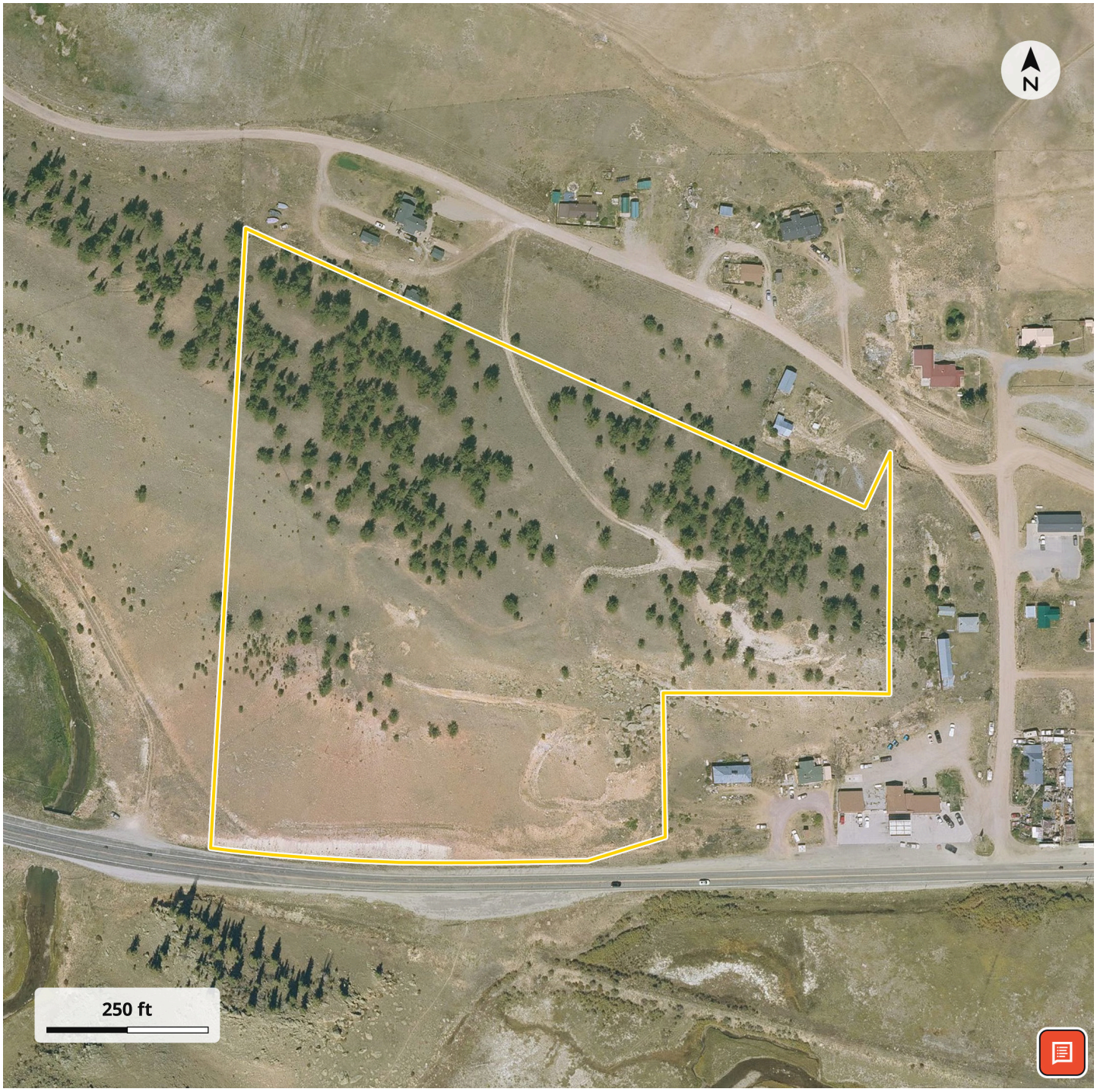
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Bob Regester

Mobile
(719) 686-8744

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bregester@mossyoakproperties.com

Address
844 Beaver Pond Drive

City / State / Zip
Divide, CO 80814

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