**Wagon Wheel**
**Lot 5174**
**Hartsel, CO 80449**

**$46,200**
**4.92± Acres**
**Park County**







MOSSY OAK PROPERTIES
Colorado Mountain Realty
America's Land Specialist



**MORE INFO ONLINE:**

**https://mossyoakproperties.com/**

## SUMMARY

**Address**
Lot 5174

**City, State Zip**
Hartsel, CO 80449

**County**
Park County

**Type**
Recreational Land

**Latitude / Longitude**
38.997239 / -105.783455

**Acreage**
4.92

**Price**
$46,200

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

### Wagon Wheel

Unroll your vision across 4.92 peaceful acres in the heart of high-country Colorado. Wagon Wheel invites you to step away from the fast pace of city life and immerse yourself in wide-open Western skies, crisp mountain air, and boundless outdoor recreation. Whether you picture weekend getaways under a canopy of brilliant stars or establishing a personal basecamp for mountain adventures, this property provides the space and setting to bring those dreams to life.

Positioned in Park County, this parcel combines natural serenity with straightforward versatility, making it a compelling choice for outdoor enthusiasts and land buyers alike. From here, you can embrace the quintessential Colorado lifestyle, surrounded by dramatic panoramas and the freedom to create your own private retreat.

### Location

Set in the welcoming community of Hartsel, Colorado, within Park County, the property offers a classic high-mountain basin setting. Known affectionately as the heart of Colorado, this region places owners within reach of legendary outdoor attractions, including expansive public lands, world-class river basins, and iconic mountain peaks.

Living or recreating here means enjoying scenic drives through open valleys while retaining manageable connections to nearby mountain towns. Whether you are staging an alpine adventure or simply escaping for weekend tranquility, this Central Colorado address delivers classic western character and inspiring open spaces.

### Land and terrain

Encompassing 4.92 scenic acres, the acreage presents an appealing canvas defined by gentle topography and expansive horizons. The parcel offers ample room to spread out, allowing you to position your ideal retreat to maximize privacy and frame sweeping views of the surrounding country.

The natural contours of the land highlight the native beauty of the high plains, providing an open, uncrowded atmosphere. With nearly five full acres at your disposal, there is abundant room to plan outdoor living areas, recreational setups, or private open spaces that celebrate the tranquil rural environment.

### Improvements and infrastructure

The parcel currently remains an unencumbered natural tract, giving the next owner total architectural and creative freedom. Without pre-existing buildings or historical structures in place, you can design every improvement to match your exact aesthetic preferences and functional needs.

Whether you envision a custom mountain cabin, a minimalist residential dwelling, or a simple private campsite configuration, you have the rare advantage of beginning with a clean slate. Every element can be tailored precisely to support your lifestyle and long-term vision.

### Water and utilities

This property offers an exceptional opportunity to create an independent, customized utility footprint suited to your personal preferences. Buyers have the flexibility to pursue tailored domestic water solutions, such as drilling a private household well or installing an engineered cistern storage system to serve their needs.

For power and services, the expansive sunlight characteristic of the high-country landscape makes off-grid solar and alternative energy systems an appealing and sustainable choice. Modern rural technology, from high-efficiency solar arrays to satellite connectivity, allows you to enjoy modern comforts while retaining self-sufficiency.

### Wildlife and vegetation

The surrounding ecosystem features resilient native grasses, hardy shrubs, and classic high-elevation flora that thrive beneath Colorado's sunny skies. The natural vegetation creates an authentic Western landscape that requires little maintenance and preserves the wild, untamed feel of the countryside.

Because of the quiet, rural character of Park County, regional wildlife frequently moves through the broader territory. Observers will appreciate the chance to spot native birds soaring on mountain thermals or catch glimpses of local fauna traversing the plains against a dramatic alpine backdrop.

## Current and potential use

Offering versatile possibilities, the land is ideally positioned for recreational pursuits, residential living, or an inspired combination of both. Outdoor adventurers will appreciate the proximity to regional bike trails, opening up miles of exploration right from your home territory.

Those seeking a primary residence or a seasonal sanctuary can take advantage of the generous acreage to establish a private residential retreat. For outdoor lovers, it serves as the ultimate staging ground for cycling, camping, hiking, and exploring the surrounding public territories throughout every season of the year.

## Access and easements

Situated along Lot 5174, the parcel is reached through the local rural road network that serves the Hartsel basin. The route guides you through open country, reinforcing the sense of arrival at your personal private retreat each time you visit.

Prospective owners have the opportunity to design their own private entry driveway and parking layout within the 4.92 acres. The layout allows you to establish smooth connectivity between the local access route and your future dwelling, storage areas, or recreational vehicle staging spots.

## Showing instructions and contact

To experience the open skies and boundless potential of Wagon Wheel in person, schedule a private walkthrough today. Seeing the land firsthand is the best way to appreciate its panoramic reach and start planning your future high-country retreat.

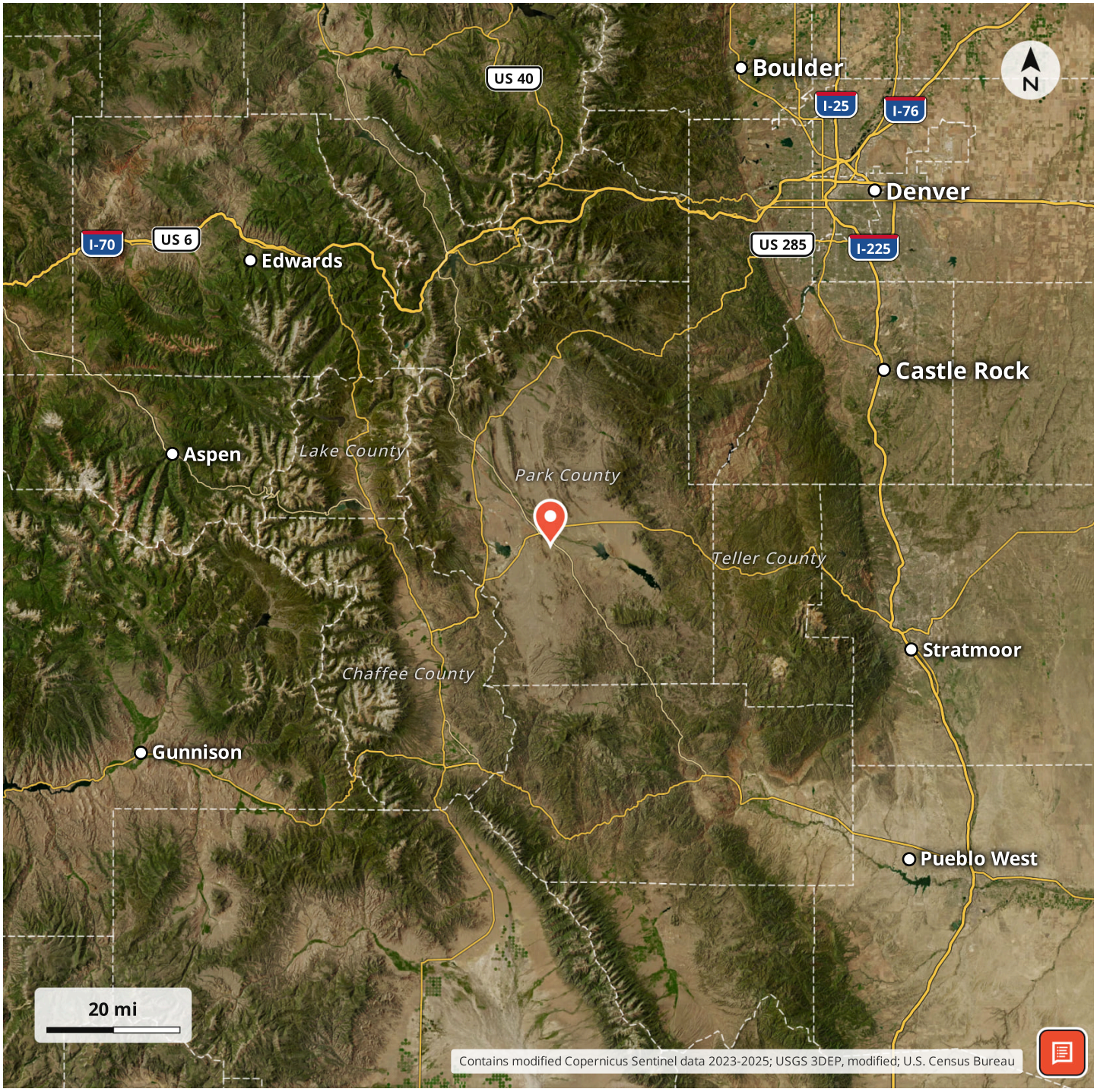
Please contact Bobby Regester to receive additional details, coordinate showing times, and obtain specific directions to Lot 5174 in Hartsel, Colorado 80449.








# Regional Map



# Locator Map


N
Nana Rd
Moqui Rd
Tano Rd
Co Rd 53
Poncha Rd
Vitorio Trl
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



**Representative**
Bobby Regester

**Mobile**
(719) 686-8744

**Email**
bobby@mossyoakproperties.com

**Address**
844 Beaver Pond Drive

**City / State / Zip**
Divide, CO 80814

## NOTES

**NOTES**

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