



**Chase Gulch Anglers Camp, Park County, Colorado, 38.74 Acres**

**\$55,000**

- Agriculture, Fishing, Lake/Pond, Snow sports, Stream/River, Wildlife Viewing

This 40 acre parcel is located in the high altitude basin between Hartsel and Wilkerson Pass. This property offers a picturesque setting with snow capped mountain views in all directions. Conveniently situated one mile from paved Hwy 24 and between two well-maintained gravel roads ensuring year-round accessibility. No HOA or covenants, allowing you to bring a camper or RV and enjoy the mountains up close. This would be a great basecamp to be closer to all the recreational opportunities the area has to offer, which includes fishing, hunting, hiking, and more. The open meadow is ideal for a small solar system setup. This property is a blank canvas waiting for whatever comes next, offering endless possibilities for camping, and recreation. Less than a 10 minute drive to the Dream Stream, Spinney Mountain Reservoir, and 11 Mile State Park. The headwaters of the South Platte River offer some of the most renowned trout fisheries in the West and one of the few places in Colorado where Kokanee Salmon spawn. Winter adventures are close at hand too, with Breckenridge Resort and Monarch Ski Area only an hours drive.

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- Street Address : 1198 Chase Gulch Rd • Lot Size Acres : 38.74 Acres
- Postal / Zip Code : 80827 • Dwelling : No
- State / Province : Colorado • (Assessor) Parcel Number : 30615
- County : Park
- Closest City : Lake George

## Taxes

Tax Year : 2024

Estimated Taxes per year are \$884.00

## Broker Info



### Cody Switzer

(P:) [719-900-8012](tel:719-900-8012)

(M:) [719-900-8012](tel:719-900-8012)

[cswitzer@rmranchland.com](mailto:cswitzer@rmranchland.com)

[rmranchland.com](http://rmranchland.com)

Cody is a seasoned land broker with deep roots in the Colorado land market. Growing up immersed in the land business, he has developed extensive knowledge of mountain, recreational, and ranch properties, making him a trusted guide for clients seeking their ideal piece of Colorado. An avid outdoorsman, he enjoys fly fishing, backpacking, skiing, and snowboarding, embracing the same landscapes that inspire his work. His passion for the outdoors translates into a genuine commitment to helping clients find properties that can be enjoyed for generations to come. As a proud member of the Pikes Peak Association of Realtors, he combines professional expertise with local insight to deliver a seamless and rewarding real estate experience. Whether you're buying or selling land, he's dedicated to helping you achieve your goals in the beautiful state of Colorado.

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