



## **Elkhorn Rd 40, Park County, Colorado, 40.00 Acres**

**\$65,000**

- Agriculture, Big Game, Equestrian, Off-Road, Snow sports, Wildlife Viewing

Discover the freedom of mountain valley living on this 40-acre property just 5 minutes from the town of Hartsel. Perfectly located just off Highway 24 and with no NO HOA, this land offers the ideal blend of convenience and seclusion, making it an incredible base camp for hunting, fishing, and outdoor adventure. Enjoy year-round access via a county road with electricity already at the lot line. The property sits in a wide-open valley with sweeping views of surrounding mountain ranges in every direction. For anglers, it doesn't get much better: the property is just minutes from Spinney Mountain Reservoir & Antero Reservoir and the legendary "Dream Stream," one of the most renowned trout fisheries in the West and one of the few places in Colorado where Kokanee Salmon spawn. Nearby, you'll also find Eleven Mile Reservoir and Eleven Mile Canyon, both offering world-class Gold Medal fishing for rainbow and brown trout. While the parcel does not directly adjoin public lands, it's surrounded by opportunity with thousands of acres of National Forest just a short drive away, providing endless options for hunting, hiking, camping, and exploring. Winter adventures are close at hand too, with Breckenridge and Monarch ski areas both within reach. Whether you're looking to build a secluded cabin, create a recreational retreat, or make a smart investment in Colorado land, this property delivers unmatched access to the best of the Rockies while still maintaining the peace and quiet you are searching for.

**Main Info**

- Street Address : County Rd 15
- Lot Size Acres : 40.00 Acres
- Postal / Zip Code : 80449
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : R0044341
- County : Park
- Closest City : Hartsel

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$838.00

### Broker Info



#### Cody Switzer

**Rocky Mountain Ranch & Land**

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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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