



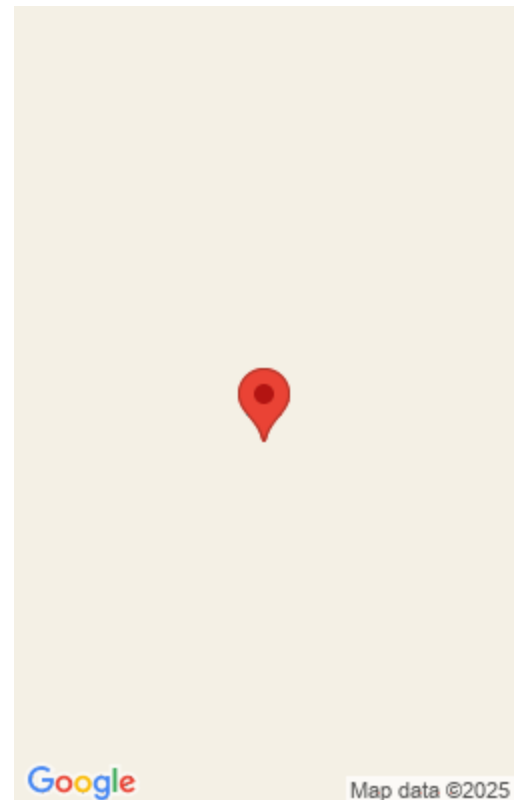
**\$3,200,000**

## **24HJ+WJ HARTSEL, CO, USA**

<https://www.breckmtn.com>

Discover the rare opportunity to own a true working ranch in the Heart of Colorado. Spanning approximately 1,200 acres across multiple parcels, this property includes a 480-acre Colorado state grazing lease, making it ideal for bison, cattle, or other livestock operations. Currently operating under a bison lease, the ranch is set up and ready for...

- 0 baths
- ImprovedLand, Residential
- Land
- Active



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# Basics

<b>Type:</b> ImprovedLand, Residential	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 52272000, 1200 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1062624	<b>Lot Size Acres:</b> 1200 acres
<b>Date Added:</b> 2025-09-18	

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# Building Details

<b>Water Source:</b> Spring	<b>Lot Features:</b> BordersStateLand,Level,Meadow,Secluded,SuitableForGrazing,SeeRemarks
<b>Sewer:</b> None	<b>View:</b> Meadow,Mountains
<b>Subdivision Name:</b> THOUSAND PEAKS	<b>Parcel Number:</b> 6307, 29750, 41843, 45436, 70618
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> Yes	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 1200 sq ft	<b>Open Parking:</b> No

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# Amenities & Features

<b>Utilities:</b> SewerNotAvailable	<b>Fireplace:</b> No
<b>Spa:</b> No	<b>CoolingYN:</b> No
<b>Pets Allowed:</b> No	<b>PoolPrivateYN:</b> No
<b>Lot Features:</b> BordersStateLand, Level, Meadow, Secluded, SuitableForGrazing, SeeRemarks	





## Nearby Schools

**Middle Or Junior School:** South Park  
**High School:** South Park

**Elementary School:** Edith Teter



## Expenses, Fees & Taxes

**Association Fee:** \$250  
**Tax Year:** 2024

**Tax Annual Amount:** \$5,461



## Miscellaneous

**Association Fee Frequency:** Annually  
**Exclusions:** No

**Current Use:** Agricultural,SeeRemarks,Vacant



## Listing Information Courtesy of:

**Agent Name:** Angie Mills

**List Office Name:** Mills Mountain Real Estate

