



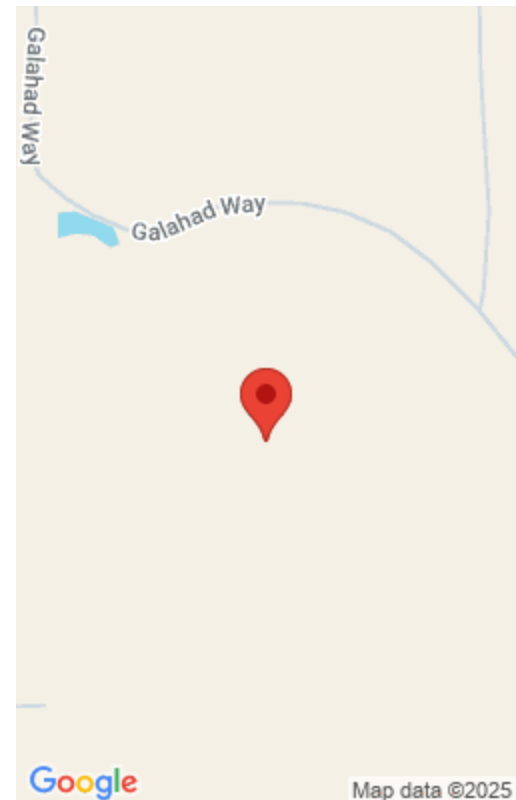
## 46MG+VH GARO, CO, USA

<https://www.breckmtn.com>

This very private, beautiful 10 acre property is heavily wooded in the front with a lovely rolling slope, a scattering of trees in the back, and it backs to 80 acres of ranch land. Located in the nicest area in Hartsel, it would be the perfect place to go to experience all your mountain adventures....

**\$79,900**

- 0 baths
- UnimprovedLand
- Land
- Active



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# Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 435600, 10 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1048485	<b>Lot Size Acres:</b> 10 acres
<b>Date Added:</b> 2024-04-21	<b>Days On Market:</b> 404

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# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> RollingSlope,ManyTrees,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Meadow,Mountains
<b>Subdivision Name:</b> METES AND BOUNDS - PRKCO	<b>Parcel Number:</b> 4281
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 10 sq ft	<b>Open Parking:</b> No

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# Amenities & Features

<b>Utilities:</b> ElectricityNotAvailable, Propane, PhoneAvailable, TrashCollection	<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> RollingSlope, ManyTrees, SeeRemarks	

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# Nearby Schools

<b>Middle Or Junior School:</b> South Park	<b>Elementary School:</b> Edith Teter
<b>High School:</b> South Park	



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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$1,790.44

**Tax Year:** 2023

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## Miscellaneous

**Community Features:** SeeRemarks

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** JoAnn MacDougall

**List Office Name:** Jefferson Real Estate, Inc.

