



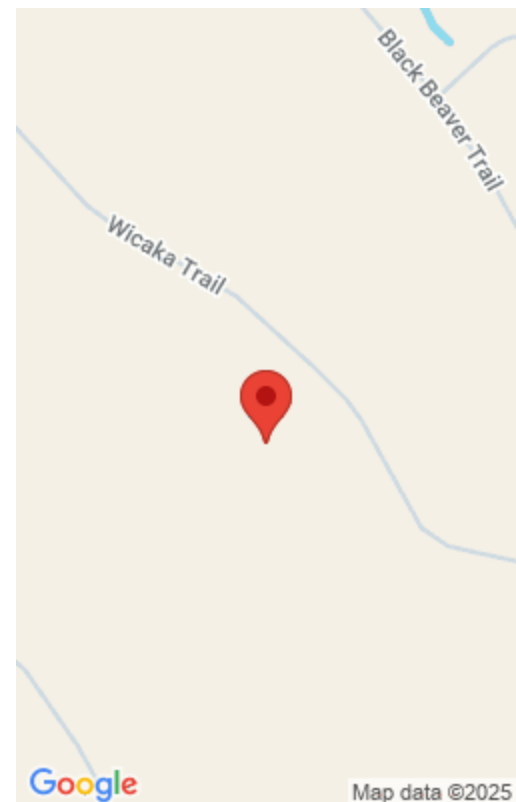
## 85CPQ6GW+H2

<https://www.breckmtn.com>

Escape to 5.61 acres of peace and privacy in the heart of Colorado. This secluded parcel offers a perfect blend of rolling slopes and level building areas, making it ideal for a custom home, weekend cabin, or off-grid retreat. The property boasts breathtaking mountain views in every direction and is located near the site of...

**\$17,000**

- 0 baths
- UnimprovedLand
- Land
- Active



—

# Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 244371.6, 5.61 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1059820	<b>Lot Size Acres:</b> 5.61 acres
<b>Date Added:</b> 2025-06-16	

—

# Building Details

<b>Water Source:</b> SeeRemarks	<b>Lot Features:</b> Level,Meadow,RollingSlope,Secluded,SeeRemarks
<b>Sewer:</b> None,SepticNeeded	<b>View:</b> Meadow,Mountains
<b>Subdivision Name:</b> HARTSEL RANCH	<b>Parcel Number:</b> 45487
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 5.61 sq ft	<b>Open Parking:</b> No

—

# Amenities & Features

<b>Utilities:</b> None, 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> Level, Meadow, RollingSlope, Secluded, SeeRemarks	

—

# Nearby Schools

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



\_\_\_\_\_

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$245.68

**Tax Year:** 2025

\_\_\_\_\_

## Miscellaneous

**Current Use:** Residential,Recreational,SingleFamily,Vacant

**Exclusions:** No

\_\_\_\_\_

## Listing Information Courtesy of:

**Agent Name:** Angie Mills

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

