



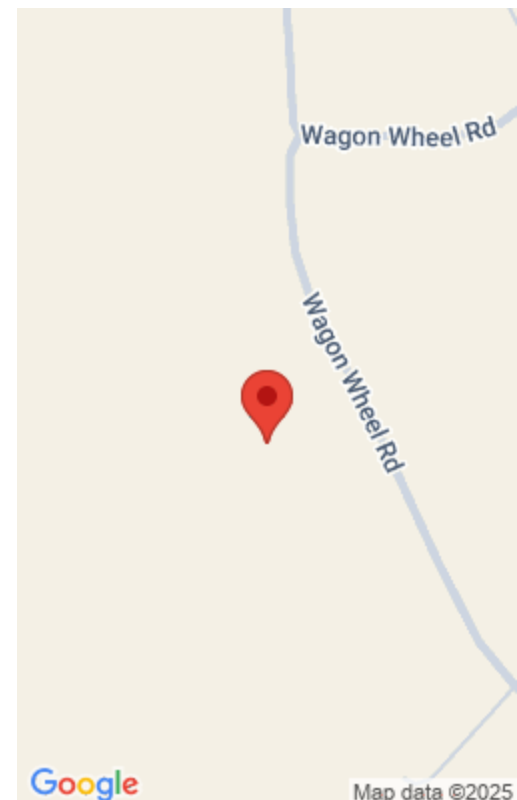
**\$450,000**

## **1559 WAGON WHEEL RD, HARTSEL, CO 80449, USA**

<https://www.breckmtn.com>

- 0 baths
- UnimprovedLand
- Land
- Active

18.45 Acres Zoned Residential with Stunning Views! This private, expansive property offers exceptional seclusion, picturesque views and a healthy mix of trees. Zoned Residential (previously Agricultural), it's exempt from Park County Subdivision Regulations and HOA. Located just 3.4 miles from U.S. Highway 24, the property is fully equipped for immediate development. Features include a water...



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## Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 803682, 18.45 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1056419	<b>Lot Size Acres:</b> 18.45 acres
<b>Date Added:</b> 2025-02-28	<b>Days On Market:</b> 79

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## Building Details

<b>Water Source:</b> Private,Well	<b>Lot Features:</b> Level,Secluded,SeeRemarks
<b>Sewer:</b> SepticTank	<b>View:</b> Mountains,TreesWoods
<b>Subdivision Name:</b> WESTERN UNION RANCH	<b>Parcel Number:</b> 43111
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 18.45 sq ft	<b>Open Parking:</b> No

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, TrashCollection, SepticAvailable	<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, Secluded, SeeRemarks	

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## Expenses, Fees & Taxes

<b>Tax Annual Amount:</b> \$1,827.56	<b>Tax Year:</b> 2024
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## Miscellaneous



Community  
Features:  
TrailsPaths

Exclusions: No

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

Attribution Contact: (970) 406-1610

Listing Information Courtesy of:

Agent Name: Bonnie Paffenroth CRS

List Office Name: Caniglia Real Estate Group,LLC

