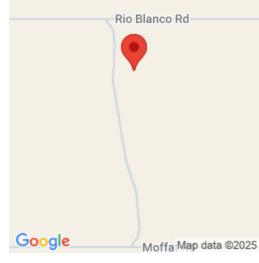


# 294 RIO BLANCO RD, HARTSEL, CO 80449, USA

https://www.breckmtn.com

Angler's Paradise with 5 Acres of Big Views. Located in the sought-after South Park Ranches, this 5-acre property offers panoramic 360-degree mountain views—including a direct line of sight to Spinney Mountain Reservoir, one of Colorado's premier gold-medal fishing destinations. You'll also be just minutes from Eleven Mile and Antero Reservoirs, making this the perfect basecamp...

- 0 baths
- Unimproved and
- Land
- Active





#### **Basics**

**Type:** UnimprovedLand **Status:** Active

Category: Land Lot size, sq ft: 217800, 5 sq ft

Bathrooms: 0 baths OriginatingSystemName: SUMMIT

MLS ID: S1057657 Lot Size Acres: 5 acres

Date Added: 2025-05-04 Days On Market: 186

#### **Building Details**

Water Source: Well Lot Features: Level, Meadow, SeeRemarks

Sewer: SepticNeeded View: Meadow, Mountains

**Subdivision Name:** SOUTH PARK RANCHES **Parcel Number:** 28330

Waterfront: No Heating: No Land Lease: No ViewYN: Yes

**Lot Size Area: 5** sq ft **Open Parking:** No

#### **Amenities & Features**

Spa: No CoolingYN: No

Pets Allowed: No PoolPrivateYN: No

Lot Features: Level, Meadow, SeeRemarks

### **Nearby Schools**

Middle Or Junior School: South Park Elementary School: Edith Teter

**High School:** South Park



## **Expenses, Fees & Taxes**

Tax Annual Amount: \$256.06 Tax Year: 2024

#### **Miscellaneous**

Community Features: SeeRemarks Current Use: SeeRemarks, Vacant

Exclusions: No

## **Listing Information Courtesy of:**

**Agent Name:** Kevin Copeland **List Office Name:** Jefferson Real Estate, Inc.

