



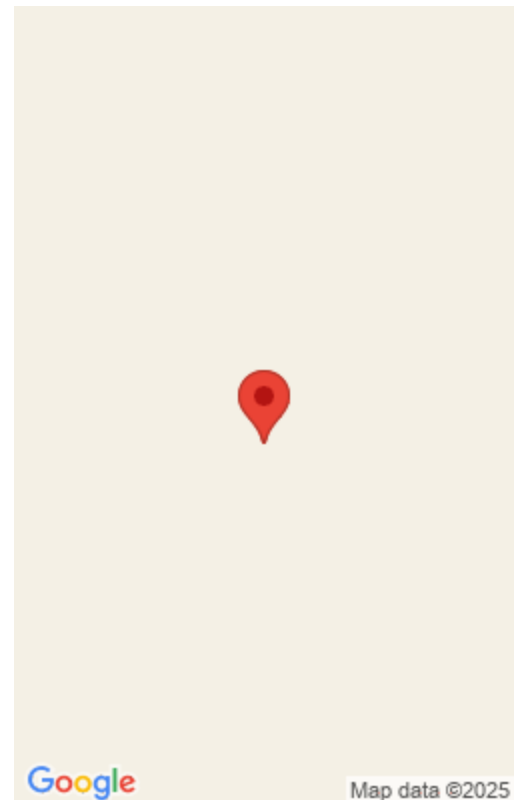
**\$185,000**

## **35300 CO RD 59, HAYDEN, CO 81639, USA**

<https://www.breckmtn.com>

This is truly Big Sky Country! Johnson Ranch, a 35-acre subdivision, is located a short ten minutes south of US Highway 40 and the Town of Hayden, yet feels miles away from the hustle and bustle. Johnson Ranch is served by a shared well and this lot has already tapped in. The topography is gently...

- 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> 1527213.6, 35.06 sq ft |
| <b>Bathrooms:</b> 0 baths              | <b>OriginatingSystemName:</b> SUMMIT           |
| <b>MLS ID:</b> S1059517                | <b>Lot Size Acres:</b> 35.06 acres             |
| <b>Date Added:</b> 2025-06-06          |                                                |

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# Building Details

|                                                    |                                        |
|----------------------------------------------------|----------------------------------------|
| <b>Water Source:</b> CommunityCoop,SharedWell,Well | <b>Lot Features:</b> SeeRemarks        |
| <b>Sewer:</b> SepticTank                           | <b>Subdivision Name:</b> JOHNSON RANCH |
| <b>Parcel Number:</b> R8171849                     | <b>Waterfront:</b> No                  |
| <b>Heating:</b> No                                 | <b>Land Lease:</b> No                  |
| <b>ViewYN:</b> No                                  | <b>Lot Size Area:</b> 35.06 sq ft      |
| <b>Open Parking:</b> No                            |                                        |

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# Amenities & Features

|                                                                  |                          |
|------------------------------------------------------------------|--------------------------|
| <b>Utilities:</b> ElectricityAvailable, Propane, 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> SeeRemarks                                  |                          |

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# Nearby Schools

|                                        |                                  |
|----------------------------------------|----------------------------------|
| <b>Middle Or Junior School:</b> Hayden | <b>Elementary School:</b> Hayden |
| <b>High School:</b> Hayden             |                                  |



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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$1,052

**Tax Year:** 2022

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## Miscellaneous

**Current Use:** Vacant

**Exclusions:** No

**Attribution Contact:** (970) 870-8800

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## Listing Information Courtesy of:

**Agent Name:** Amy Williams

**List Office Name:** The Group Real Estate, LLC

