



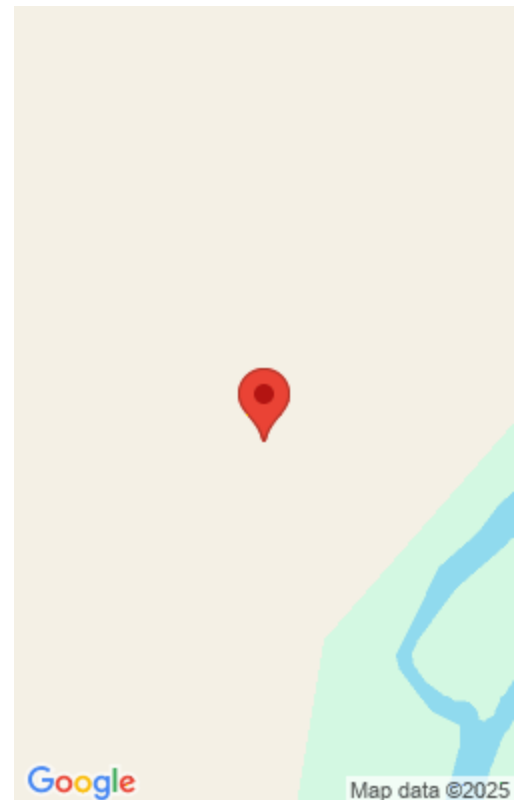
\$1,500,000

40889 CO RD 76, HAYDEN, CO 81639, USA

<https://www.breckmtn.com>

Spanning 60 acres +/- acres , the Middle Yampa River Home and Acreage is rich in water and full of potential! With panoramic views, Yampa River frontage, and 2 large ponds, the setting is perfect for turning dreams into reality! Whether you're seeking serenity, recreation, or just a river front property with incredible promise, this...

- 0 baths
- ImprovedLand, Residential
- Land
- Active



Basics

Type: ImprovedLand, Residential
Category: Land
Bathrooms: 0 baths
MLS ID: S1061866
Date Added: 2025-07-31

Status: Active
Lot size, sq ft: 2613600, 60 sq ft
OriginatingSystemName: SUMMIT
Lot Size Acres: 60 acres

Building Details

Water Source: SeeRemarks
Subdivision Name: NO DEFINED DEVELOPMENT
Parcel Number: R4356438
Heating: No
ViewYN: Yes
Open Parking: No

View: Meadow,Mountains,Pond,River,CreekStream
Other Structures: Sheds,Workshop
Waterfront: Yes
Land Lease: No
Lot Size Area: 60 sq ft

Amenities & Features

Waterfront Features: RiverFront
Fireplace: No
CoolingYN: No
PoolPrivateYN: No

Utilities: SeeRemarks
Spa: No
Pets Allowed: No

Nearby Schools

Middle Or Junior School: Hayden
High School: Hayden

Elementary School: Hayden



Expenses, Fees & Taxes

Tax Annual Amount: \$1,991.20 **Tax Year:** 2024

Miscellaneous

Current Use: Agricultural,Fishery,Hunting,Residential,Recreational,SingleFamily,SeeRemarks **Exclusions:** No

Listing Information Courtesy of:

Agent Name: Lonnie Gustin **List Office Name:** Hayden Outdoors

