



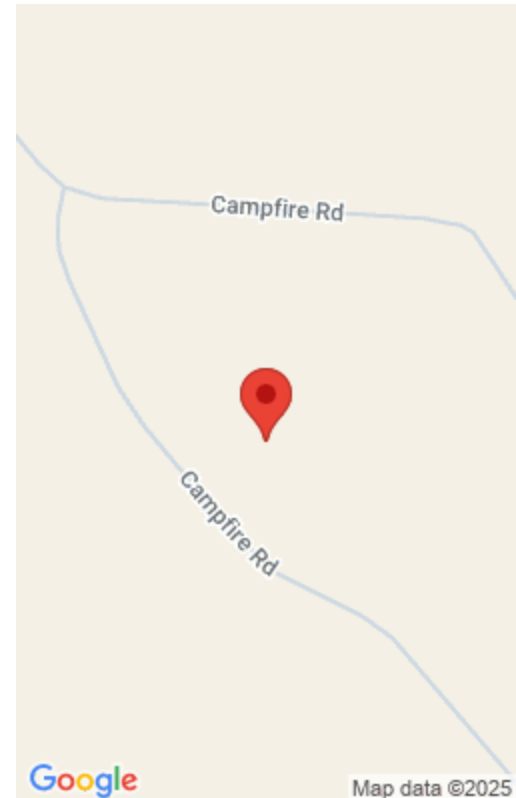
## 5113 CAMPFIRE RD, HARTSEL, CO 80449, USA

<https://www.breckmtn.com>

Large 10 acre treed lot with power at the lot line. Great homesite on top of the Ridge. Pines and aspens, views to Buffalo Peaks and Mountains around lot. Easy build when you are ready, and camp now till you pick a home site. You are in the geographical center of Colorado. Go into South...

**\$160,000**

- 0 baths
- UnimprovedLand
- Land
- Active



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# Basics

|                               |                                               |
|-------------------------------|-----------------------------------------------|
| <b>Type:</b> UnimprovedLand   | <b>Status:</b> Active                         |
| <b>Category:</b> Land         | <b>Lot size, sq ft:</b> 470883.6, 10.81 sq ft |
| <b>Bathrooms:</b> 0 baths     | <b>OriginatingSystemName:</b> SUMMIT          |
| <b>MLS ID:</b> S1063861       | <b>Lot Size Acres:</b> 10.81 acres            |
| <b>Date Added:</b> 2025-10-05 |                                               |

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# Building Details

|                                              |                                                        |
|----------------------------------------------|--------------------------------------------------------|
| <b>Water Source:</b> Well                    | <b>Lot Features:</b> RollingSlope,ManyTrees,SeeRemarks |
| <b>Sewer:</b> SepticNeeded                   | <b>View:</b> Mountains                                 |
| <b>Subdivision Name:</b> WESTERN UNION RANCH | <b>Parcel Number:</b> 42659                            |
| <b>Waterfront:</b> No                        | <b>Heating:</b> No                                     |
| <b>Land Lease:</b> No                        | <b>ViewYN:</b> Yes                                     |
| <b>Lot Size Area:</b> 10.81 sq ft            | <b>Open Parking:</b> No                                |

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# Amenities & Features

|                                                                                  |                          |
|----------------------------------------------------------------------------------|--------------------------|
| <b>Utilities:</b> ElectricityAvailable, Propane, PhoneAvailable, TrashCollection | <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> RollingSlope, ManyTrees, SeeRemarks                         |                          |

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# Nearby Schools

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



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## Expenses, Fees & Taxes

**Association Fee:** \$233

**Tax Annual Amount:** \$1,213

**Tax Year:** 2025

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## Miscellaneous

**Association Fee Frequency:** Annually

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** Richard Poveromo GRI

**List Office Name:** Jefferson Real Estate, Inc.

