



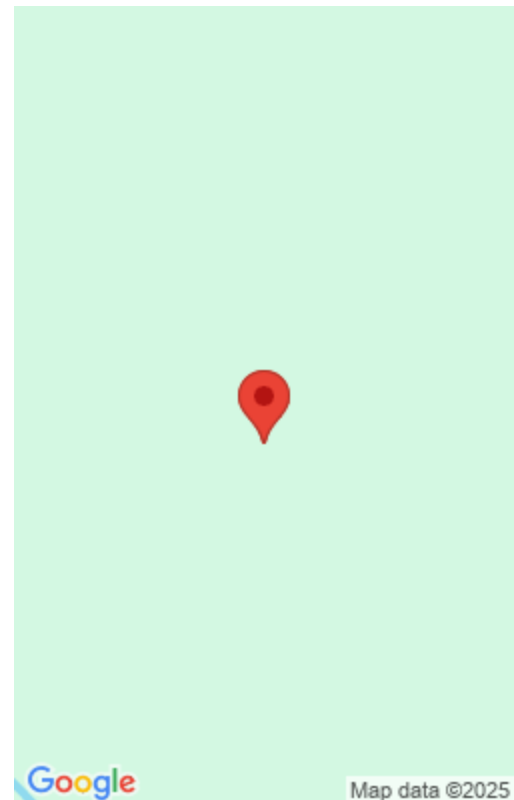
## 55966 HANNAHS WY, CLARK, CO 80428, USA

<https://www.breckmtn.com>

Tucked into the rolling aspens of Murphy-Larsen Ranch, Lot 8 offers stunning, full-range views of the Continental Divide, a prime building envelope, and direct access to over 1,500 acres of ranchland and maintained trails—ideal for year-round recreation. This 50-acre homesite includes underground electricity and water already to the lot, making it ready for your dream...

**\$775,000**

- 0 baths
- ImprovedLand, Residential
- Land
- Active



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## Basics

**Type:** ImprovedLand, Residential  
**Category:** Land  
**Bathrooms:** 0 baths  
**MLS ID:** S1061232  
**Date Added:** 2025-07-14

**Status:** Active  
**Lot size, sq ft:** 2179306.8, 50.03 sq ft  
**OriginatingSystemName:** SUMMIT  
**Lot Size Acres:** 50.03 acres  
**Days On Market:** 76

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## Building Details

**Water Source:**  
CommunityCoop,Private,SharedWell,Well  
**View:** Mountains  
  
**Parcel Number:** R8173326  
**Heating:** No  
**ViewYN:** Yes  
**Open Parking:** No

**Lot Features:** ManyTrees,SeeRemarks  
  
**Subdivision Name:** MURPHY-LARSEN  
RANCH SUBDIVISION  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 50.03 sq ft

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## Amenities & Features

**Utilities:** ElectricityAvailable, HighSpeedInternetAvailable  
**Spa:** No  
**Pets Allowed:** No  
**Lot Features:** ManyTrees, SeeRemarks

**Fireplace:** No  
**CoolingYN:** No  
**PoolPrivateYN:** No

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## Nearby Schools

**Middle Or Junior School:** Sleeping Giant **Elementary School:** Sleeping Giant  
**High School:** Steamboat Springs



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## Expenses, Fees & Taxes

**Association Fee:** \$13,330                      **Tax Annual Amount:** \$288.92  
**Tax Year:** 2024

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## Miscellaneous

**Association Fee Frequency:** Annually                      **Community Features:** TrailsPaths  
**Current Use:** Agricultural,Livestock                      **Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** Cindy MacGray    **List Office Name:** Steamboat Real Estate Professionals, LLC

