



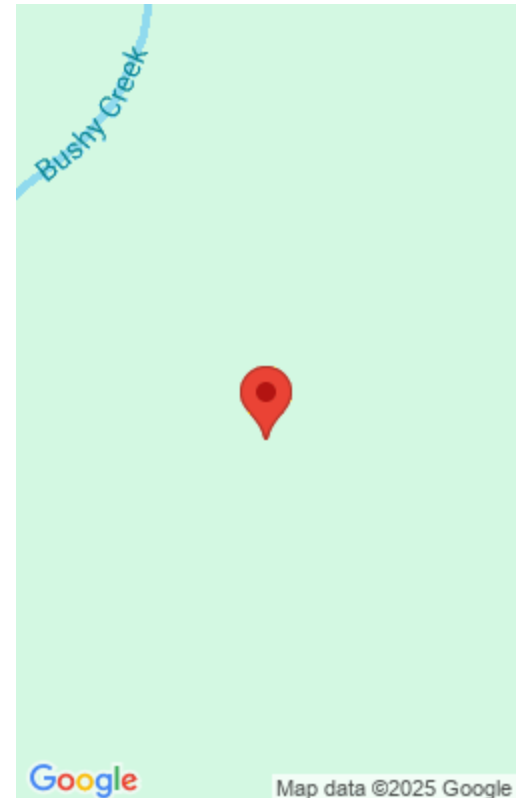
**\$45,000**

**32672 COLT TRAIL, OAK CREEK, CO 80467, USA**

<https://www.breckmtn.com>

- 0 baths
- UnimprovedLand
- Land
- Active

Discover the potential of 1.81 acres of raw land, tucked into the scenic South Station II at Stagecoach subdivision. These two lots combine to make a generous footprint for a future homesite minutes from the Routt National Forest. While secluded, the land is quite close to 820-acre Stagecoach Reservoir that provides year-round recreation for outdoor...



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# Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 78843.6, 1.81 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1056926	<b>Lot Size Acres:</b> 1.81 acres
<b>Date Added:</b> 2025-04-01	<b>Days On Market:</b> 57

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# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> ManyTrees,SeeRemarks
<b>Sewer:</b> None	<b>Subdivision Name:</b> SOUTH STATION II AT STAGECOACH
<b>Parcel Number:</b> 177900005	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> No	<b>Lot Size Area:</b> 1.81 sq ft
<b>Open Parking:</b> No	

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# Amenities & Features

<b>Utilities:</b> None, SewerNotAvailable	<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> ManyTrees, SeeRemarks	

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# Nearby Schools

<b>Middle Or Junior School:</b> Soroco	<b>Elementary School:</b> South Routt
<b>High School:</b> Soroco	



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## Expenses, Fees & Taxes

**Association Fee:** \$250

**Tax Annual Amount:** \$463.28

**Tax Year:** 2024

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## Miscellaneous

**Association Fee Frequency:** Annually **Community Features:** TrailsPaths

**Current Use:** Residential,SingleFamily **Exclusions:** Do Not Know,None

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

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## Listing Information Courtesy of:

**Agent Name:** Zach Valicenti

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

