

Rancho de Verano

35.00 Acres | Park County, CO



HAYDEN  OUTDOORS®

Activities & Amenities

ATV/Off Road
Development Potential
Fishing
Hunting - Big Game
Campground
Equestrian/Horse Property
Hiking/Climbing
Wooded
State Hunting Unit: 57

Land Details

Address: 1492 Wagon Wheel Road,
Hartsel, Colorado 80449, USA
Closest Town: Hartsel
Total Acres: 35.00
Deeded Acres: 35.00
Leased Acres: 0.00
Elevation: 9360
Estimated Taxes: \$2,792 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 0
Style of Home(s): Barndominium
Basement: None
Other Improvements: Barndominium
Fence Type: wire
Heating Systems:
Electric Heaters
Fireplace



Property Summary

Rancho de Verano is the perfect stepping stone for your ultimate horse and recreation headquarters. Complete with a barndominium, four RV sites with power and water, 60 foot round pen, fully fenced pasture and incredible views of the Mosquito mountain range, South Park, and Antero Reservoir.





Land

This beautiful 35 acre property has been neatly manicured to maximize the access on horseback. The pasture has been over-seeded for many years, and the property has been fire mitigated with low hanging limbs removed from the trees to give clear range for horses.

The property features open pasture as well as a mix of pine and aspen forest for a perfect variety of environments and options for your home site.

With all utilities running under-ground, there is nothing to interfere with the extensive views of the valley and surrounding mountains.

Improvements

The barndominium is a “Red Steel” building that is built to last and provide years of maintenance free use. Its footprint is 3600 square feet, allowing for covered motorhome parking along one side and covered horse stalls along the other. The living space features a large natural stone, wood burning fireplace and an extravagant front bar and full height back bar. The full guest bathroom completes the main floor and provides easy access when entertaining. Upstairs the loft can be utilized as a bedroom with 1/2 bath and offers the potential to be divided into two bedrooms. Complete the picture with a large workshop with oversized garage door, for machinery maintenance or toy parking.





The utilities, are fully in place for building the home of your dreams. With the exempt domestic well you have access to water for up to three homes, large garden, and your horses. And the current septic system is in place for a three bedroom home

There are four RV sites on the property featuring water and power hookups. All water and power for the sites are underground, and built for year round use.

Recreation

Rancho de Verano is your ready to use horse property, and with no covenants your recreational uses are only bounded by your imagination. In addition, for a fee to the Ranch of the Rockies association, you can enjoy the amenities of the Ranch of the Rockies which include hiking trails, recreational facilities, and a private fishing lake which boasts some very large rainbow trout.





Additionally, central Colorado is home to some amazing recreation. Public fishing opportunities within a short drive include Antero Reservoir, Elevenmile Reservoir, Spinney Mountain Reservoir and gold medal stream and river fishing on the South Platte and Arkansas Rivers. There are hundreds of miles of ATV trails and roads in the surrounding Pike and San Isabel National forests. For hunting, the forests around the property provide access to elk, mule deer, antelope, bear, mountain lion, and Rocky Mountain bighorn sheep.

Skiers are within an hour and a half of many resorts, including Breckenridge, Monarch, and Ski Cooper. Cross country skiing is available on most of the forests as well as mountain climbing, hiking and river rafting opportunities which abound in the area.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

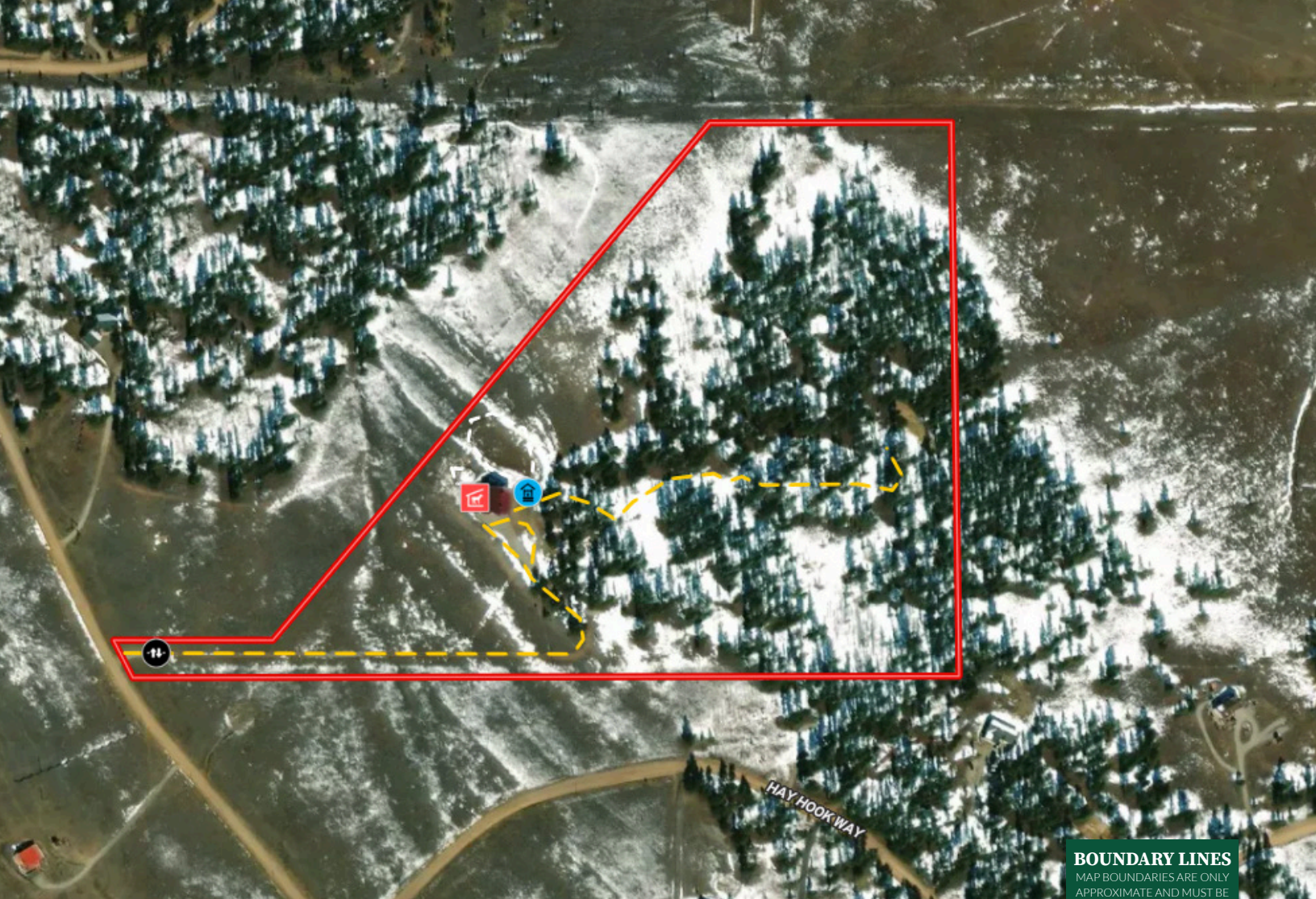


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials

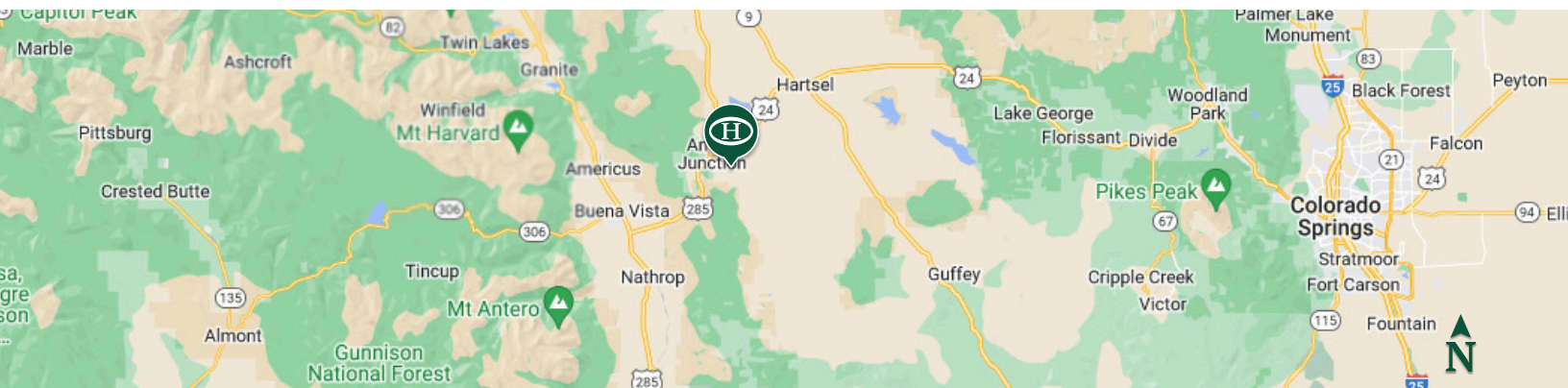




BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary Horse Stable Water Well



Brett Mitchell

Broker Associate, Licensed in CO
 Brett@HaydenOutdoors.com
 719.207.2490

**HAYDEN
 OUTDOORS.**
REAL ESTATE

