

Alma 47

46.97 Acres | Park County, CO | \$2,625,000



HAYDEN  OUTDOORS.

Alma 47

TOTAL ACRES:

46.97

PRICE:

\$2,625,000

COUNTY:

Park County

CLOSEST TOWN:

Alma, CO

Presented by



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About This Property

Forty seven (47) acres located on the ridgeline overlooking the historic town of Alma , Colorado with views of three 14,000 foot peaks, Mt Bross, Mt Democrat and Mt Lincoln. The property is an ideal location to build a primary or secondary get-away home nestled in the pines and aspen with majestic snowcapped views. World class skiing, hiking and fishing make this a year-round destination.





Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Fishing
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Mineral Rights
Natural Spring
Off Grid Power
Skiing/Snowmobiling/Snow Sports
Timber
Water Rights
Wooded
State Hunting Unit: 49, 500

Land Details

Address: Co Rd 665, Fairplay, Colorado 80440,
USA

Closest Town: Alma
Total Acres: 46.97
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Mining
Water Rights: Yes
Gumaer Reservoir 15 ac feet
Mineral Rights: Yes
Gumaer Placer Mining Claim
Estimated Taxes: \$3,136 - 2023
Source of lot size: Assessor/Tax Data



Land

The 47 acre property is divided into two parcels; (A) 32.18 and (B) 14.79 acres respectively.

Parcel A, 32.18 acres, is adjacent to the Alma Placer Mine consists of open space, aspen and pine forest. There is significant value in the property derived from the untapped Gumaer Placer Mining Claim granted in 1889.

Significant sand and gravel has been mined from the adjacent mine with similar production projected for Parcel A. In the 1930's, a gold pit was excavated producing traces of pure gold. The Columbia #1 Ditch runs north south through the parcel and power lines are located along the sawtooth ridgeline above the Placer Mine.

Parcel B, 14.79 acres, is located to the east of Parcel A and rises nearly 120 feet to an elevation of 10,600 feet.

The parcel and its pine forest is conveyed with its own water source; a natural spring is located in the lower portion, The two parcels are separated by a 66 foot wide strip of land owned by the City of Colorado Springs for an existing subgrade water pipeline (Red Hill Feeder Canal).

Improvements

The Gumaer Spring, dating back to 1884, is encapsulated by a river rock structure with outlet. The spring is documented by the State of Colorado Water Court dated August 21, 1975 for 15 acre feet, with the right to refill and reuse as water is available. (20gpm)





Recreation

Alma , North America's highest incorporated town at 10, 578 feet, is ideally located close to several of Colorado's best ski areas including Breckenridge, Arapahoe Basin and Keystone. Nearby, the South Platte River has some of the most productive fishing in the state. Hiking, camping, mountain biking and hunting are easily accessible in Pike National Forest. Don't miss out on a classic tour of Buckskin Joe, an extinct gold mining town, two miles west of Alma.

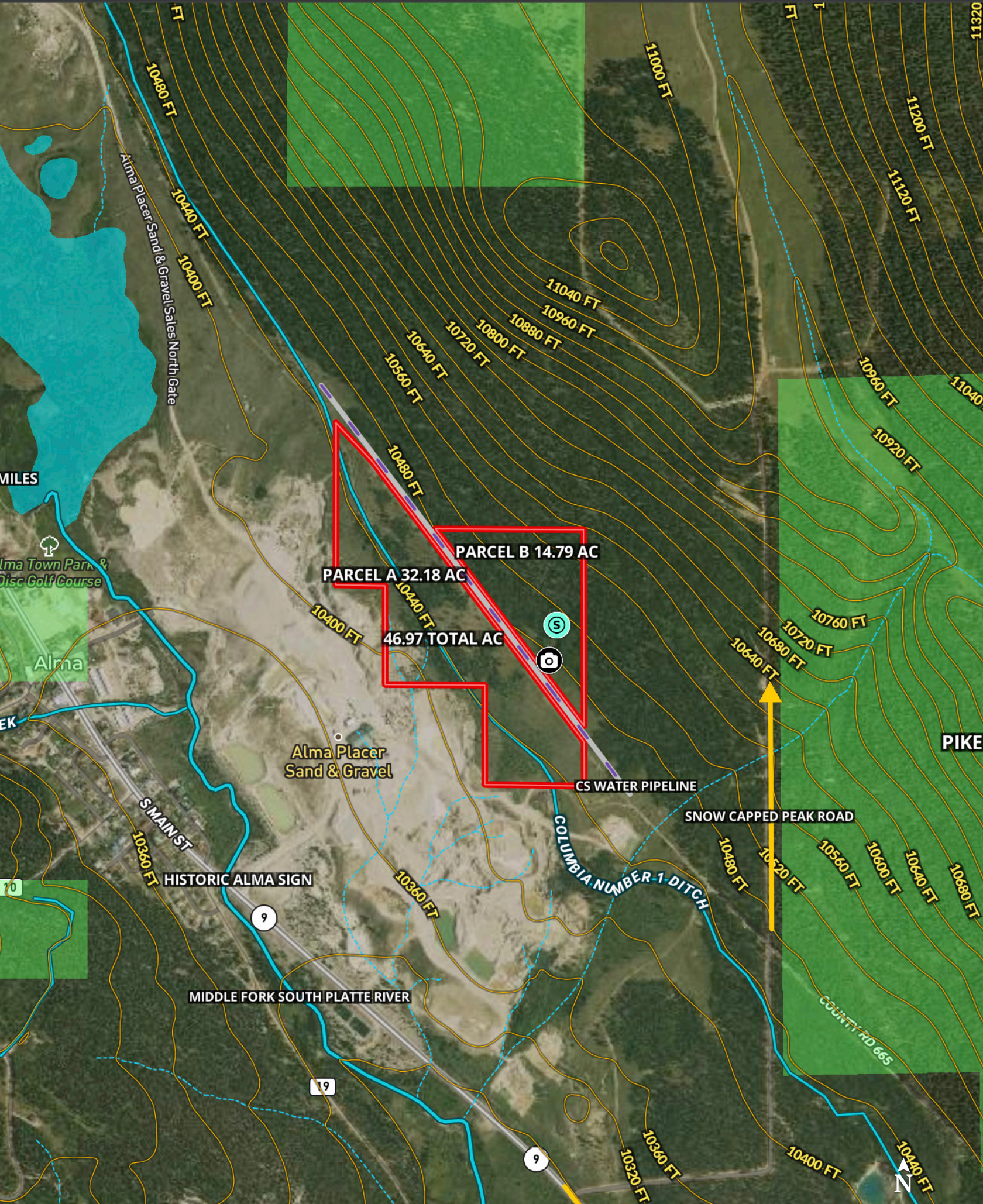
Agriculture

Parcel A, adjacent to the Alma Placer Mine, is relatively flat with shrubs, willows, dotted pines and aspen trees. Parcel B is heavy pine timber bordered on the lower portion by aspen trees. The spring produces a stream throughout the year. The Columbia #1` Ditch is a dry ditch that runs through the lower portion of the property.

Water/Mineral Rights & Natural Resources

Water rights include the Gumaer Spring. Mineral rights are conveyed through the Gumaer Placer Mining Claim.







Region & Climate

Summers: Summers in Alma are pleasant, with mild days and chilly nights. Daytime temperatures typically reach the 80s and occasionally the 90s, while evenings cool off to the 50s and 60s.

Wettest Months: The wettest months are July and August due to thunderstorm activity. These months see increased precipitation.

Spring and Autumn: Both spring and autumn are short but pleasant. Expect cool days and cold nights, occasionally dipping below freezing.

Precipitation: Alma receives about 15 inches of rain per year, which is relatively low. However, it averages a significant amount of snowfall—around 146 inches annually.

Sunshine: Alma enjoys plenty of sunshine year-round, making it an ideal place for outdoor activities.





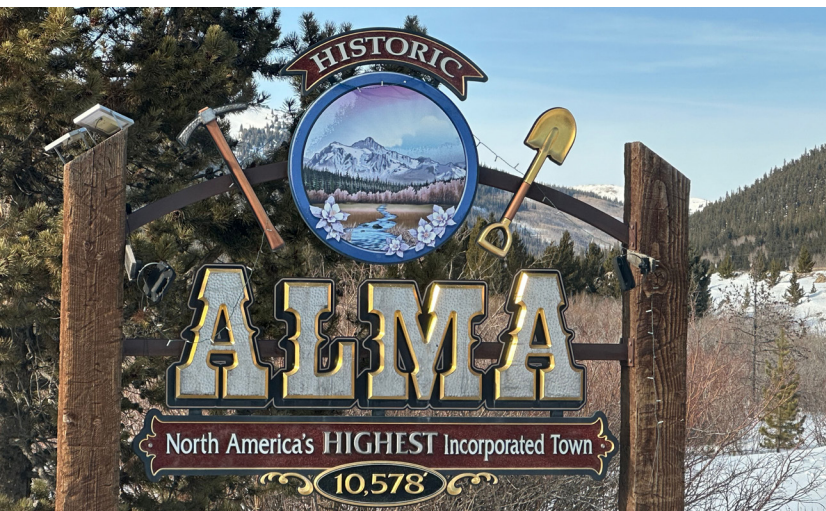
History

Alma, originally named Fairplay Station, was later renamed Alma in 1867. The town grew as a mining community around Buckskin Gulch, where gold was first discovered. In the 1870s, Alma's population peaked at around 10,000 people. Today, with a population of 296 (2020), Alma holds the distinction of being the highest incorporated municipality in the United States with permanent residents, situated at an elevation of approximately 10,522 feet (3,207 meters). Its rich mining heritage and unique location make it a fascinating place to explore!

Location

The Property is located to on the eastern side of Alma and is accessible via CR 665. Alma, located along State Highway 9, lies north of Fairplay and south of Hoosier Pass and Breckenridge.

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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.

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"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

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

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