

Pactolus Lake Cabin

3.47 Acres | Gilpin County, CO | \$500,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Borders Public Lands
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Off Grid Power
Outbuilding/Barn/Shed/Shop
Propane
Solar
State Hunting Unit: 38

Land Details

Address: 1001 Pactolus Lake Road,
Black Hawk, Colorado 80422, USA
Closest Town: Rollinsville
Total Acres: 3.47
Deeded Acres: 0.00
Leased Acres: 0.00
Zoning: Single Family Res
Elevation: 8400
Topography: Mountainous
Vegetation: Forest
Estimated Taxes: \$377 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 616
Bedrooms: 1
Basement: None
Outbuildings: 1
Exterior Features: Metal siding and roof



About This Property

Secluded Off-Grid Cabin Retreat Near Nederland

Escape into nature with this serene 3.47-acre off-grid cabin retreat nestled near Nederland and the vast Arapaho National Forest. Embrace the tranquility of off-grid living while enjoying close proximity to outdoor adventures and the charming community of Nederland.





Land

3 1/2 acres next to the dense Arapaho National Forest

Improvements

The property has a one room 600 sq ft cabin with an additional building for storage and/or bathroom with bio composting toilet. The structure also has an attached newly installed deck with immediate views of the forest.

Recreation

The property resides at a stones throw to Lincoln Hill Fly Fishing club and next to the Arapaho National Forest. Eldora ski resort is also close by.

Region & Climate

The properties elevation sits at 8400 ft and boasts average high temperatures in the mid 70's during the summer and low to mid 30's in the winter. With great food and drink options in Nederland and convenient access to the natural forest makes this the perfect setting.





History

Pactolus Lake is located in Gilpin County, CO (specifically Lincoln Hills) and has a rich history that includes mining, a hotel, and ice skating:

Mining

The Pactolus Placer was a mining site that included buildings that were later repurposed for Camp Nizhoni, a hotel and staff lodging facility. The camp operated through the 1930s and 1940s, despite financial challenges from World War II and the Great Depression.

Ice skating

In 1961, the Colorado History Collection acquired a Pactolus Lake skating pass made of cardstock with a hole at the top for securing it to a person. The pass includes the lake's name and hours of operation.





Location

Centrally located south of Nederland and short drives to Blackhawk, Boulder and west Denver.

**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

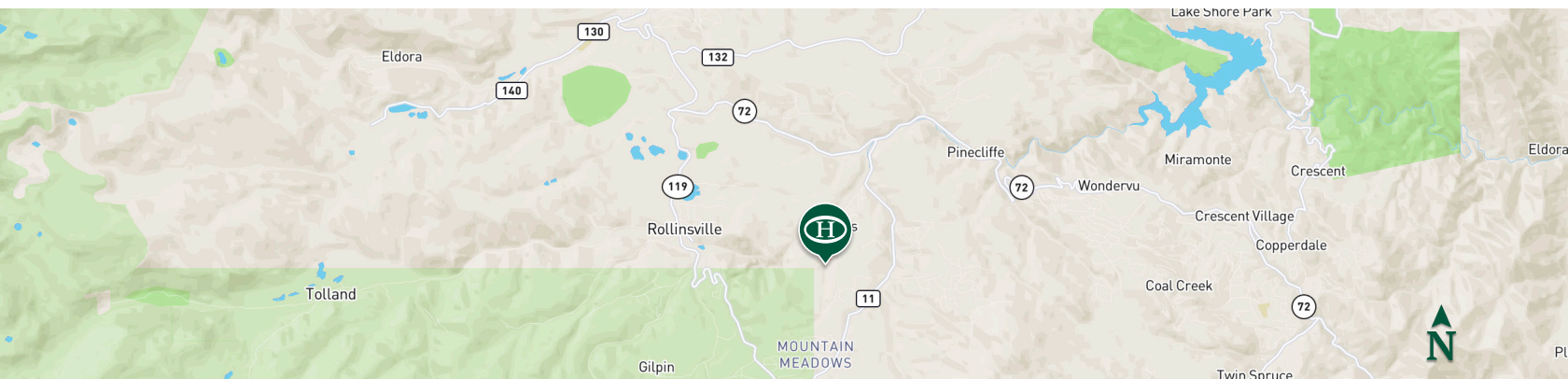
Scan to see more
testimonials








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

 Boundary



Stacy Kleve

-  PGA Pro & Golf Division Marketing
Licensed in CO
-  SKleve@HaydenOutdoors.com
-  970.396.0955



**HAYDEN
OUTDOORS.
REAL ESTATE**

