



First _____
COLORADO LAND
Office

LISTING BROKER

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\$25,000
MLS #2633121

73 Ute Trail, Hartsel, CO

- ◆ 3.03 Acres
- ◆ Level Building Site
- ◆ Spectacular Views
- ◆ Reservoirs Located Near By
- ◆ Near BLM Land and Public Land
- ◆ Easy Access Year Round
- ◆ Well Not Drilled
- ◆ Septic System Required



FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

Scenic lot in Hartsel Ranch...

Near BLM land and Public Land with commanding views. Flat building locations with year-round accessibility. Antero, Eleven Mile and Spinney Reservoirs located nearby. Centrally located to Breckenridge, Woodland Park or Buena Vista. Just 2 Hours from Denver. Own your own 3 acres of private paradise in Colorado!



Directions: From HWY 9 take CR 53 South to Chicksaw Rd. Left on Yazzi Dr. Left on Ute Trail Lot is located on your left. Look for sign and address post which is located near the northern lot line. Corners are pinned.

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