



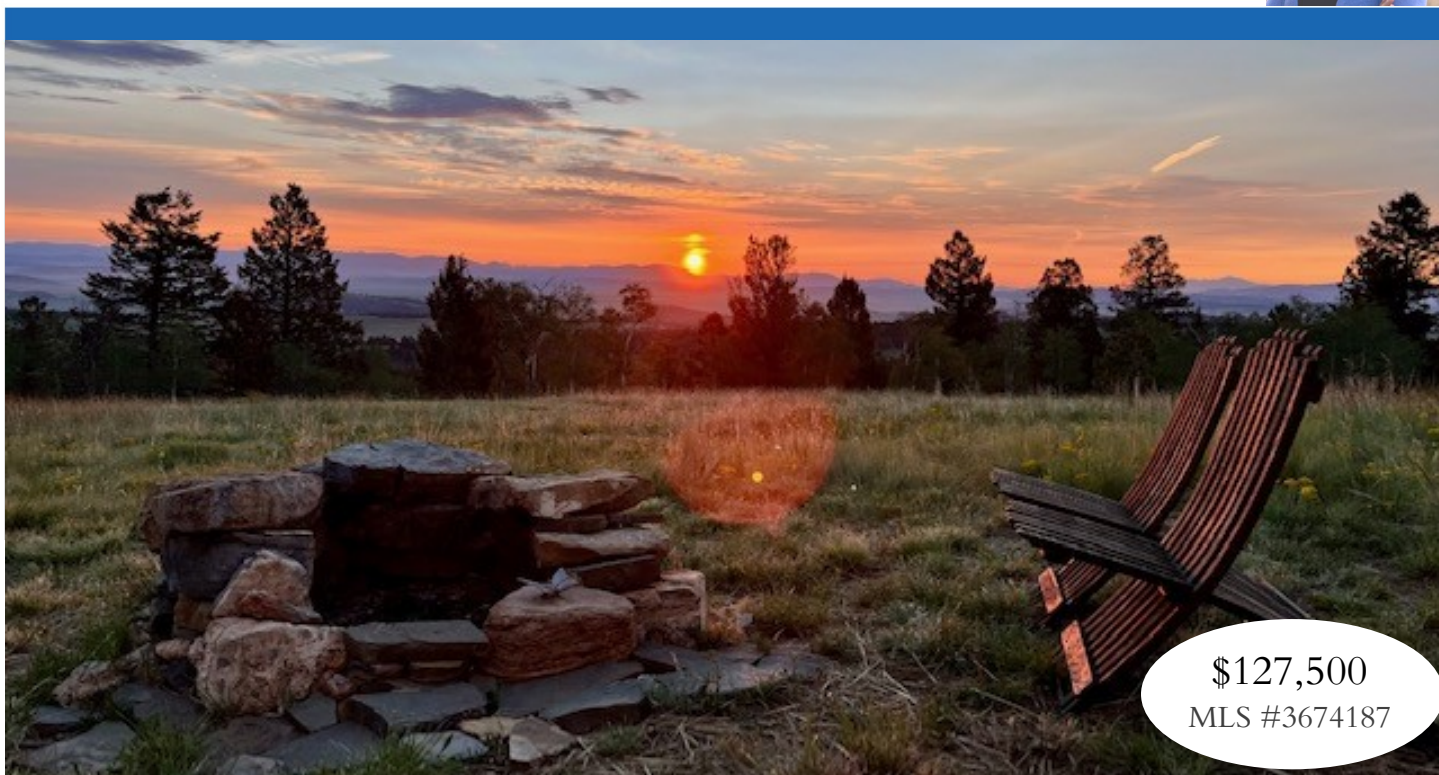
First
COLORADO LAND
Office

Cathy Harbick

Broker Associate

719-207-0616 Cell

catherineharbick@gmail.com



\$127,500
MLS #3674187

692 Kaufman Road, Hartsel, CO

- ◆ 2.75 Acres
- ◆ Mountain Views
- ◆ Private Fishing Reservoir
- ◆ Gravel Driveway with 2 Parking Pads
- ◆ \$155.00 Annual HOA Dues
- ◆ 2021 Taxes \$436

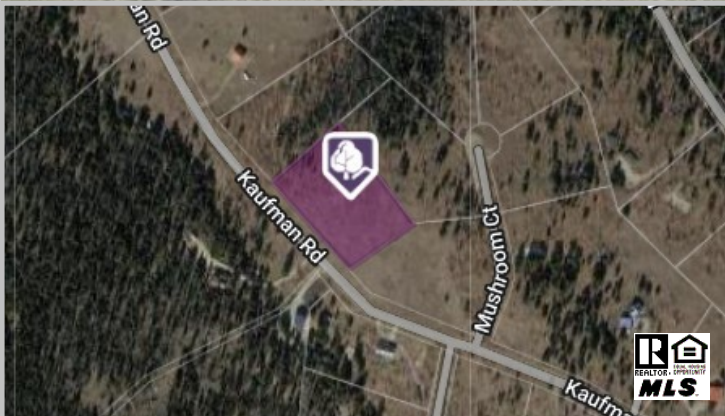


FirstColorado.com - 719-395-0200 - 306 E. Main Street, Buena Vista, CO 81211

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

A beautiful spot to camp or build your dream home!

This 2.75 acre lot located in the Ranch of the Rockies has a gravel driveway with 2 parking pads in place, hosting fantastic mountain and aspen views including Antero Reservoir. There are two local entrances to Pike-San Isabel National Forest and fishing is out your back door with the South Platte River and Antero, Spinney and Eleven Mile Reservoirs all nearby! The ranch has a full-time ranch manager, RV storage area and dump station, mailbox pods, fire station, private fishing reservoir and a water augmentation plan to allow watering of horses. The property also includes a shipping container for extra storage (located off-site in the ranch storage area for \$5 a month). The towns of Buena Vista and Fairplay are less than a 30 minute drive. A perfect location to enjoy Colorado!



Directions: From the top of Trout Creek Pass enter the Ranch of the Rockies on Buckrake Road to Windmill, then turn right on Pitchfork Road, right on Kaufman Road to property with sign on the left.

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