



35000 County Road 59

HAYDEN, COLORADO

\$299,000 | MLS #S1057514 | 35 Acres



Garage/Shop on 35 Acres with Water!

Escape the hustle and bustle with end-of-the-road privacy at Johnson Ranch Subdivision. Located just a short ten minute drive south of US Highway 40 and the Town of Hayden, this property includes a 950 square foot garage/shop, gravel driveway, gravel parking pad, and electricity on-site. Additionally, Johnson Ranch is served by a shared well and this lot has tapped-in and piped the water to the garage and home site. The topography is gently rolling, covered with native grasses and a smattering of alfalfa, and this particular lot is at the end of year-round road maintenance, providing extra privacy. The garage/shop and site infrastructure are complete and ready for new home construction. Enjoy country living in the wide-open spaces of West Routt and Big Sky Country!





Price | \$299,000
MLS # | S1057514
HOA | None

Taxes | \$4335.60 (2024)
Lot Size | 35 Acres
Road | Gravel

Water | Well
Utilities | Electric, Propane
Zoning | Agriculture

Johnson Ranch has formed a new association, The New Johnson Ranch Water Company. A copy of the bylaws and declaration are included with associated docs. There are currently no assessments, but there will likely be assessments in the future. The new association is focused on managing the water rights, shared well and water distribution system, all building restrictions have been removed and only county zoning regulations apply.

Property Features:

Garage/Shop

- Garage door opener
- Exterior solar lights
- Rain gutters
- Shelving included (heavy duty metal shelving unit excluded)
- Refrigerator included

Other Features

- Electric on-site
- Gravel driveway
- Gravel parking pad
- Water hydrant in yard and “Water Shed”
- Custom made steel address sign
- Partial fencing

Property

- 10 to 15 Trees - Aspen; Lilac; Crabapple, Blue Spruce
- East side of property is near Emrich Reservoir (small body of water)
- Soils test, water test and engineered septic plans available.







Local Amenities

Located just a short ten minute drive south of US Highway 40 and the Town of Hayden.

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HELPFUL LINKS



[Property
Documents](#)



[HaydenCOLife.com](#)



[Association
Documents](#)



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