



**\$115,000**

1545 Wagon Wheel Rd  
Hartsel, CO 80449

MLS# 929971  
18.45 Acres  
\$6,233 / Acre



**Courtesy of:**  
Howard Leino  
Broker/Owner - CIPS,CRB,CRS,GRI,TRC,SFR  
LEINO PROPERTIES, LLC

**Phone:** 303-888-3773  
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Listing Office: LEINO PROPERTIES, LLC

M929971-LA





<b>Address:</b> 1545 Wagon Wheel Rd	<b>Property Type:</b> Land	<b>List:</b> \$115,000
<b>Listing #:</b> 929971	<b>Backup/First:</b>	<b>PSF:</b> <b>PPA:</b> \$6,233
<b>Status:</b> Active	<b>PIN:</b> 000000000043111	<b>County:</b> Park
<b>Area:</b> MPC Mtn Park County	<b>Zoned:</b> RR	<b>City:</b> Hartsel
<b>Sub Area:</b> None	<b>Zoning Jurisdiction:</b> County	<b>Zip:</b> 80449
<b>Type:</b> Residential	<b>Acres:</b> 18.45	<b>Covenants:</b> No
<b>Faces:</b> East	<b>Lot Size:</b>	<b>Unincorporated:</b> Yes
<b>NS Direction:</b> Out Of Metro	<b>Site Frontage:</b> 1,475 Feet	<b>Survey:</b> Pin Survey
<b>EW Direction:</b> Out Of Metro	<b>School District:</b> Park County	<b>Accessed By:</b> Public Road
<b>Map / Section:</b>	<b>Elementary:</b>	<b>Maintained By:</b> County
<b>Taxes:</b> \$1,040	<b>Junior High:</b>	<b>Road Surface:</b> Gravel
<b>HOA Quoted:</b> \$0	<b>Senior High:</b>	
<b>Multiple HOAs:</b> No	<b>Horses:</b>	
<b>Topography:</b> Flat,Gently Sloping,Meadow,Rock Outcroppings,Wooded,Rolling		
<b>Water:</b> Well	<b>Sewer:</b>	<b>Gas:</b>
<b>Water Tap Paid:</b>	<b>Sewer Tap Paid:</b>	<b>Gas Tap Fee:</b>
<b>Water Tap Fee:</b>	<b>Sewer Tap Fee:</b>	<b>Electricity:</b> Available
<b>Well:</b> Private		
<b>Permit / Registration # For Well:</b>		
<b>Usage For Well:</b> Domestic		

**Description:** Telephone Available

**Public Remarks:** 100 miles from Denver,75 miles to Colo.Springs,this lot is located just outside of the Ranch of the Rockies Subdivision. No Covenants,No HOA fees.Well inst.,Stunning mounitian and valley views with tall pines, aspens and rolling meadows. Near HWY 285 & HWY 24

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