

**96-Acre Pristine Mountain Estate – Ultimate Colorado
Privacy & Views**
1790 HIGHWAY 24
Minturn, CO 81645

\$7,000,000
95.990± Acres
Eagle County



96-Acre Pristine Mountain Estate – Ultimate Colorado Privacy & Views Minturn, CO / Eagle County

SUMMARY

Address

1790 HIGHWAY 24

City, State Zip

Minturn, CO 81645

County

Eagle County

Type

Undeveloped Land

Latitude / Longitude

39.37485 / -106.30165

Acreage

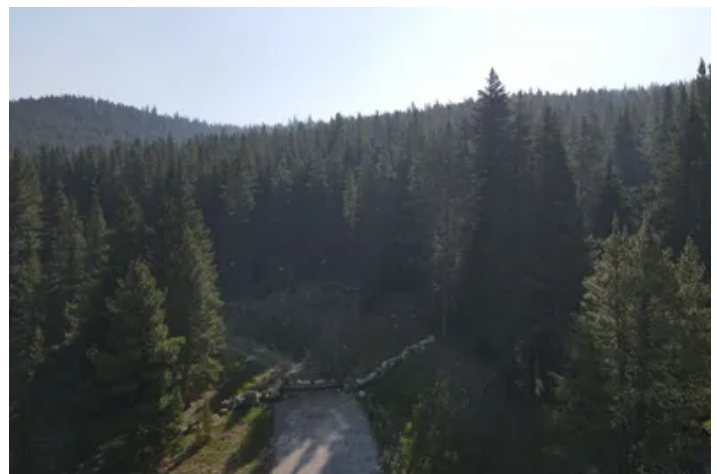
95.990

Price

\$7,000,000

Property Website

<https://greatplainslandcompany.com/detail/96-acre-pristine-mountain-estate-ultimate-colorado-privacy-views-eagle-colorado/113467/>



PROPERTY DESCRIPTION

Pristine 96-Acre Legacy Mountain Compound - Surrounded by National Forest with Direct Ski Access

Introduction

Offered to the market for the first time ever, this magnificent 96-acre Colorado wilderness estate represents an unrepeatable opportunity to own a private mountain estate comprised of two adjacent parcels (35 acres and 60 acres) in Eagle County. The property serves as the ultimate blank canvas for an ultra-luxury family compound or a private sanctuary. Surrounded on all sides by untouched National Forest, the land offers complete sensory seclusion where the only sounds are the whispers of the forest, the smell of crisp clean air and epic panoramic views unique to Colorado.

Unrivaled Location & Ski Access

This private location balances wilderness immersion with access to amenities via Highway 24.

- **Direct Ski-In Access:** Borders Ski Cooper, allowing for the ability to ski directly from the property onto the ski slopes.
 - **3 Miles** to the base of Ski Cooper
 - **13 Miles** to the historic town of Minturn.
 - **46 Miles** to the world-renowned dining and slopes of Vail.
-

Elite Development Rights & Architectural Flexibility

The estate comes with **two rare building rights in Eagle County**, providing an incoming buyer with total flexibility across the two contiguous parcels:

- **Option 1: The Multi-Parcel Legacy Compound**
 - Construct a grand primary estate on the 60-acre parcel and a secondary luxury guest lodge or family chalet on the 35-acre parcel.
- **Option 2: Ultimate Multi-Family Co-Ownership**
 - Develop two completely independent luxury mountain residences-one on each parcel-allowing for side-by-side private estates.
- **Option 3: The Mega-Estate Sanctuary**
 - Utilize one parcel for an architectural masterpiece and preserve the second parcel as an untouched, private recreational playground and wildlife buffer.
- **Option 4: Your Dream!**
 - On a 35+ acre unincorporated parcel in Eagle County, Colorado without an HOA, you can typically build the following:
 - **1 Primary single-family residence**
 - **1 Accessory dwelling unit (ADU),**
 - **Many Agricultural structures**
 - Because 35 acres meets the state and county low-density threshold (often zoned as Resource or similar rural districts), you have broad rights, though county building permits and environmental rules still apply.

Read to the bottom for more details under Building in Eagle County

Land, Wildlife & Sovereign Privacy

- **True Wilderness Isolation:** 96 acres of heavily wooded, pristine terrain featuring mature timber stands, dramatic varied elevations with gentle slopes, and majestic alpine vistas.
- **Guaranteed Security:** Accessed via a private road protected by a heavy-duty privacy gate, restricting entry to both parcels.

- **Exclusive Transit Rights:** Benefits from private-use-only National Forest easements, ensuring access remains strictly exclusive.
- **Thriving Ecosystem:** An active corridor for local wildlife, heavily frequented by native elk herds, making it an extraordinary private hunting and eco-conservation tract.

Infrastructure, Utilities & Value-Adds

- **Full Mineral Rights Included:** A rare asset addition in Colorado, ensuring complete control over the long-term protection of the land.
- **Blank Canvas Utilities:** Zero existing structural restrictions, allowing for the design of cutting-edge, self-sustaining infrastructure or custom utility layouts.
- **Premium Access:** Frontage off Highway 24 leads directly to a well-maintained private of class 5 road base, simplifying the logistics for construction and access.

Building in Eagle County

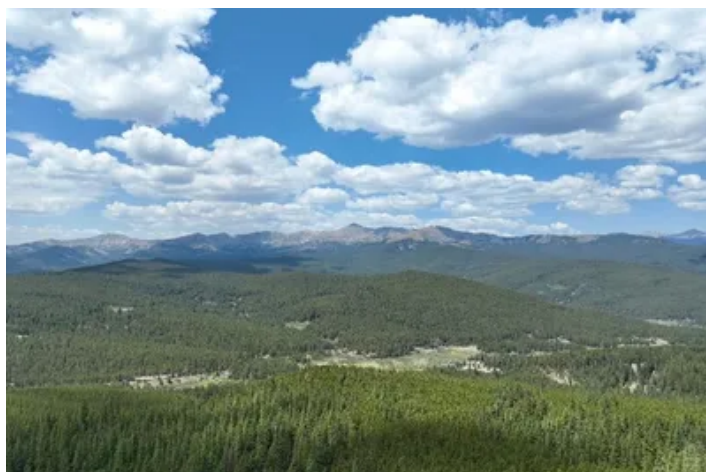
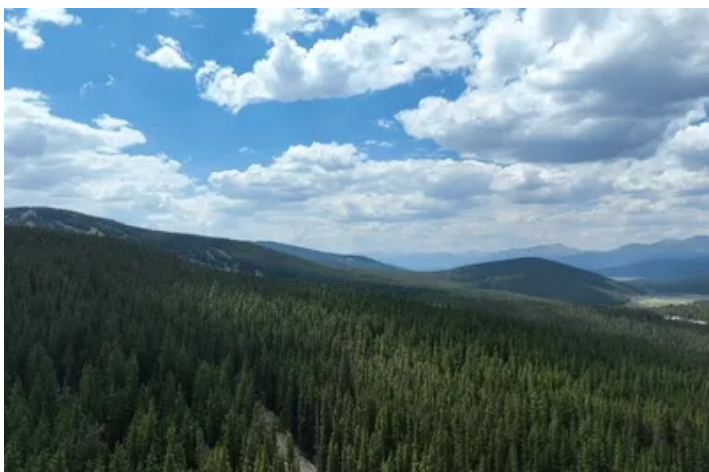
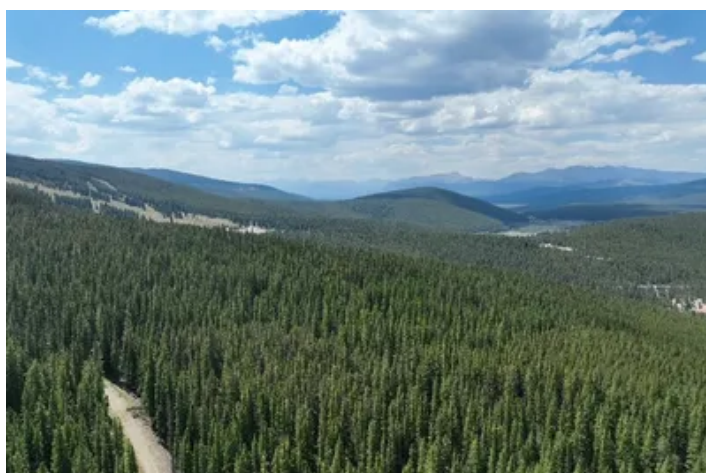
Allowable Buildings

- **Primary Residence:** One custom single-family home.
- **Accessory Dwelling Unit (ADU):** Allowed by right on parcels of 35 acres or more in resource districts (typically limited to a maximum floor area around 1,800 square feet).
- **Agricultural Buildings:** Barns, stables, and sheds used strictly for farming, ranching, or keeping livestock (exempt from standard residential fees if purely agricultural and non-habitable).

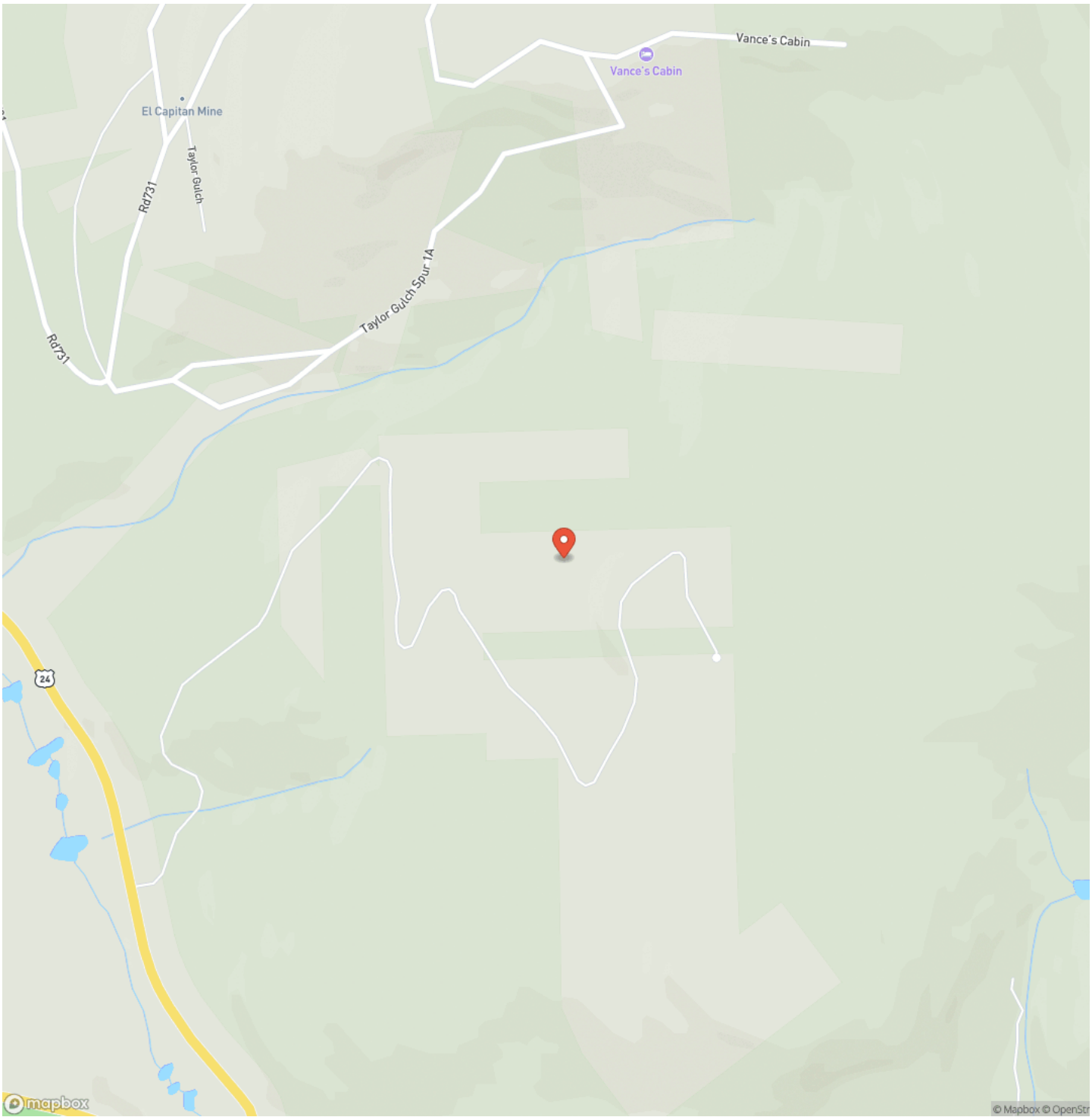
County Rules and Restrictions

- **Permits Required:** You must still pull county building permits for human-habitable structures, electrical, plumbing, and septic systems via the [Eagle County Building Department](#).
- **Environmental & Safety Standards:** Construction must adhere to wildfire hazard mitigation, ridgeline protection, and wildlife protection codes enforced by the county.
- **Water and Utilities:** Off-grid parcels require a permitted well (via the Colorado Division of Water Resources) and an engineered septic design, as municipal hookups will not be available.

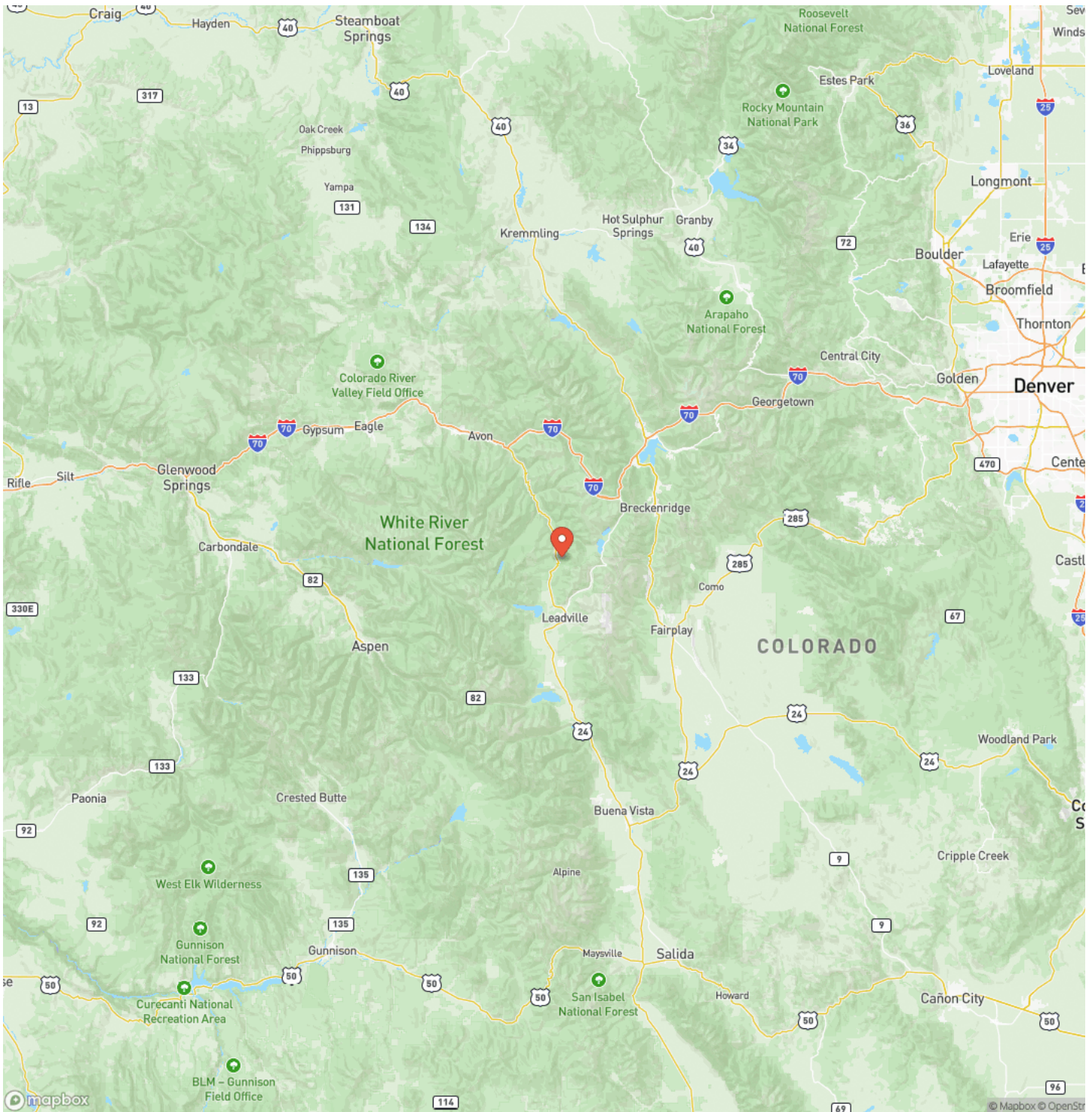
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Minturn, CO / Eagle County



Locator Map



Locator Map



Satellite Map



96-Acre Pristine Mountain Estate – Ultimate Colorado Privacy & Views

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

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City / State / Zip

NOTES



MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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