

Lot 82: Edward E. Hill Estates — Twin Lakes, CO
TRACT 82 PARCEL 1-A
Twin Lakes, CO 81251

\$49,000
3.6± Acres
Lake County



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Twin Lakes, CO / Lake County

SUMMARY

Address

TRACT 82 PARCEL 1-A Edward E Hills Estate

City, State Zip

Twin Lakes, CO 81251

County

Lake County

Type

Recreational Land, Lot, Undeveloped Land

Latitude / Longitude

39.095427 / -106.292002

Taxes (Annually)

\$459.71

HOA (Annually)

\$15

Acreage

3.6

Price

\$49,000

Property Website

greatplainslandcompany.com



PROPERTY DESCRIPTION

Property Overview & Description

Sub-\$50K Mountain Land in Twin Lakes with Unmatched Flexibility

Tired of browsing subdivided 0.3-acre quarter-lots in high-density subdivisions? Lot 82 in the coveted Edward E. Hill Estates offers 3.60 deeded acres of private, elevated Colorado mountain terrain priced at just \$49,000. Positioned along the western ridge of the Arkansas River Valley just minutes from Twin Lakes Reservoir and the base of Mount Elbert, this standalone parcel provides the rare balance of direct road access, usable topography, and full outdoor recreational freedom without the constraints of a heavy-handed HOA.

Building Potential & Site Topography

Lot 82 features a gently sloping grade that levels off onto a natural building bench, positioning a future cabin or off-grid retreat to capture panoramic, unobstructed sunrise views over the river valley and sunset alpine glow across the 14,000-foot Sawatch Range. The parcel delivers immediate privacy from neighboring parcels while maintaining wide-open sightlines.

Lake County Recreational (RC) Zoning Privileges

Under Lake County's flexible RC zoning guidelines, Lot 82 supports a wide variety of alpine uses:

- **Off-Grid & Traditional Cabins:** Approved for single-family residential and seasonal cabin construction. Minimum structural setbacks are 30 ft (front), 15 ft (sides), and 20 ft (rear), with a generous 35-foot maximum building height allowance.
- **Seasonal Camping & RV Use:** Enjoy private, self-contained seasonal RV camping and recreational tent setups while planning your dream mountain build.
- **Recreational Hub:** Direct proximity to hundreds of thousands of acres of San Isabel National Forest, gold-medal fly fishing on the Arkansas River, sailing and paddleboarding on Twin Lakes, and backcountry trailheads.

Utilities & Development Guidelines

- **Water:** Feasible for an exempt residential well permit under Colorado Division of Water Resources (DWR) guidelines. Area drilling depths typically average ~400-450 ft, with local turnkey drilling and pump installation running approximately \$25,000-\$45,000.
- **Wastewater:** Standard On-Site Wastewater Treatment System (OWTS) engineered septic design per Lake County Environmental Health standards (typical local installation: \$20,000-\$35,000).
- **Power:** Excellent solar exposure along the building bench for a modern off-grid photovoltaic and battery system, or extend local grid infrastructure.
- **Taxes:** Low annual carrying costs under Lake County vacant land assessment rates.

Directions & Physical Access

From the intersection of US Highway 24 and Colorado Highway 82, proceed west on CO-82 toward Twin Lakes for approximately 0.9 miles. Turn left (south) onto County Road 30. Follow County Road 30 as it transitions into Edward E. Hill Drive. Follow the roadway up to Lot 82 (Parcel 2901-144-01-082).

4. Why Buy This Property?

The value of this property lies in its privacy, proximity to world-class outdoor recreation and its affordable development potential.

- **Mountain Sanctuary:** This acreage is the perfect escape for those seeking a getaway cabin or a permanent, year-round home completely removed from the hustle and bustle of busy city life. It is an invitation to slow down, relax, and enjoy your morning cup of coffee in the absolute peace, quiet, and privacy of your own mountain property.
- **The Athlete's Arena:** Located 15 minutes from the charming village of Twin Lakes and 15 minutes from Leadville, this land sits right beside the training grounds where world-class trail runners and mountain bikers push their limits. You can pitch a tent or build a



dedicated basecamp to acclimate and train in the exact high-altitude environment used by competitors preparing for the legendary [Leadville Trail 100 Run](#) and the [Leadville Trail 100 MTB](#) races.

- **Trailhead Access:** Iconic wilderness adventures are practically in your backyard. The property is located just 15 minutes from the legendary [Colorado Trail](#), giving you immediate access to a 567-mile ribbon of singletrack that winds through Colorado's most breathtaking mountain ranges.
- **Investment Freedom:** Buying this lot affords one a low cost entry into owning your own piece of Colorado in a quiet, undeveloped part of the state that has remained this way since the mountains have been formed.

5. How to Acquire This Property

To claim your piece of Lake County's historic landscape, reach out today to schedule an in-person guided tour. Serious buyers may purchase this land through standard cash transactions or conventional land mortgage loans. Contact Casey Adams today at [970-987-7338](tel:970-987-7338) to request full parcel maps, review subdivision guidelines, or submit an offer.

Closing Options

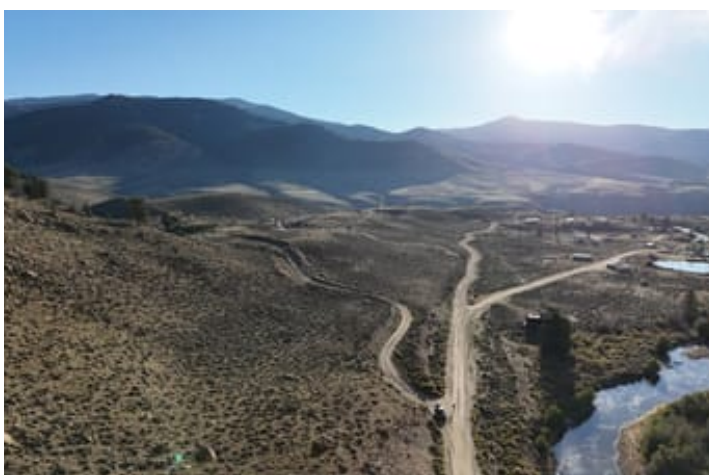
- **A single deed**
- **Proration of Property Taxes:** Property taxes, HOA dues, or assessments will be calculated and split individually for each of the six lots up to the exact day of closing
- **Prequalification letter** is required with a Colorado Contract to Buy and Sell Real Estate (Land)
- **Financing:** Financing options are available, contact us for more information.

Additional Zoning Details in Lake County

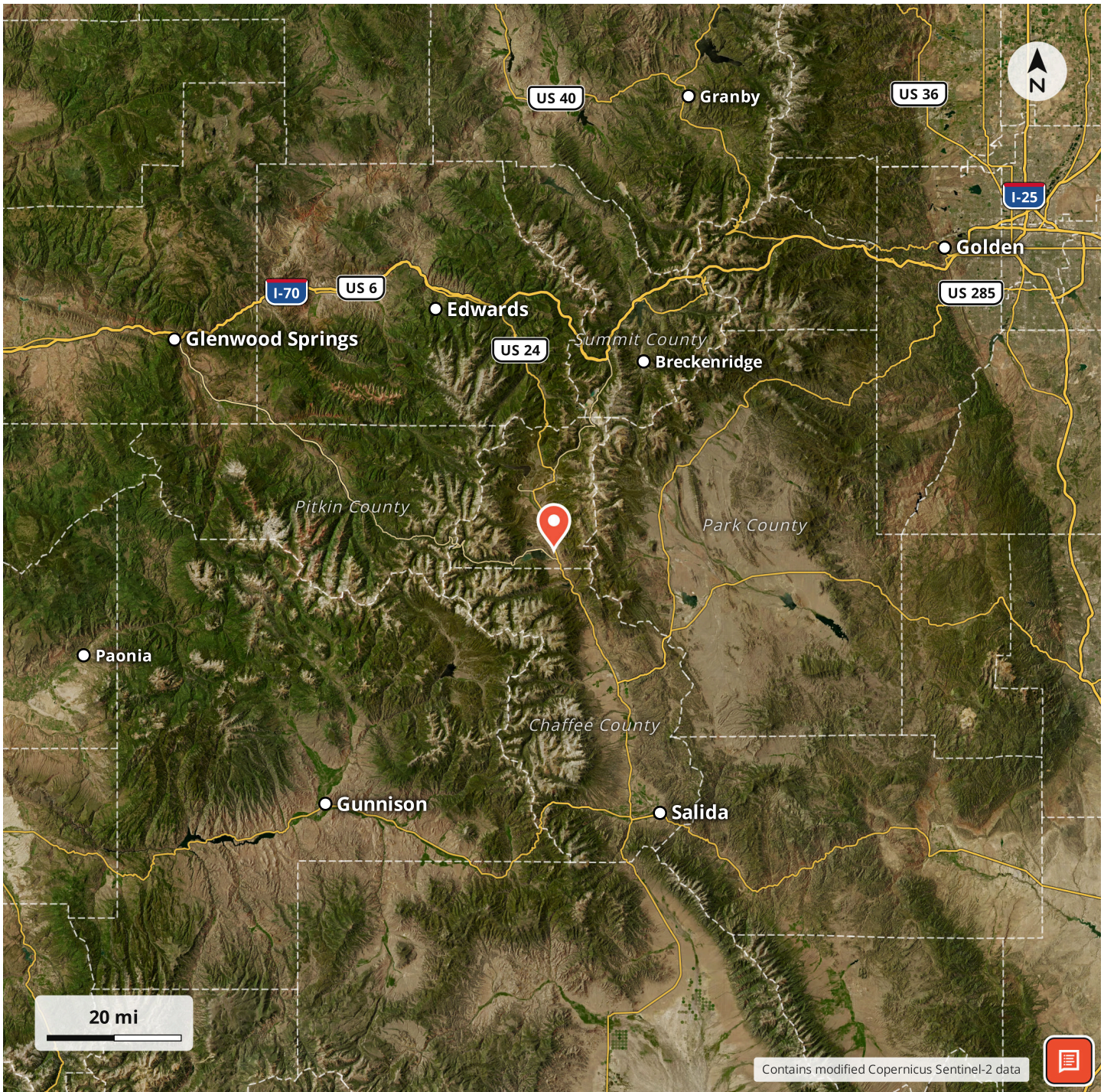
- **Zoning & Approved Uses:** The property falls under the Lake County Residential (R) zoning district. Per the [Lake County Land Development Code](#), approved primary and accessory uses for this zoning district include:
 - Single-Family Residential: Allowed as a primary use to build a year-round custom estate or a seasonal getaway cabin.
 - Accessory Structures & ADUs: Garages, storage barns, and Accessory Dwelling Units (ADUs are subject to a standard conditional use permit).
 - Short-Term Rentals: Permitted under unincorporated Lake County rules, allowing owners to apply for a standard Short-Term Rental (STR) license to generate passive income. [\[1, 2, 3, 4, 5, 6\]](#)
- **Infrastructure & Utilities:** The property is a completely blank slate, allowing for 100% customization of modern, self-sufficient systems from the ground up. Power is accessible in the subdivision via local utility connections, and future owners will install a private well and septic system. [\[1\]](#)
- **Terrain & Ecosystem:** Reached by a rustic dirt road, the land features natural brush vegetation and serves as a quiet haven for local wildlife, where mule deer are frequently spotted roaming through the property.



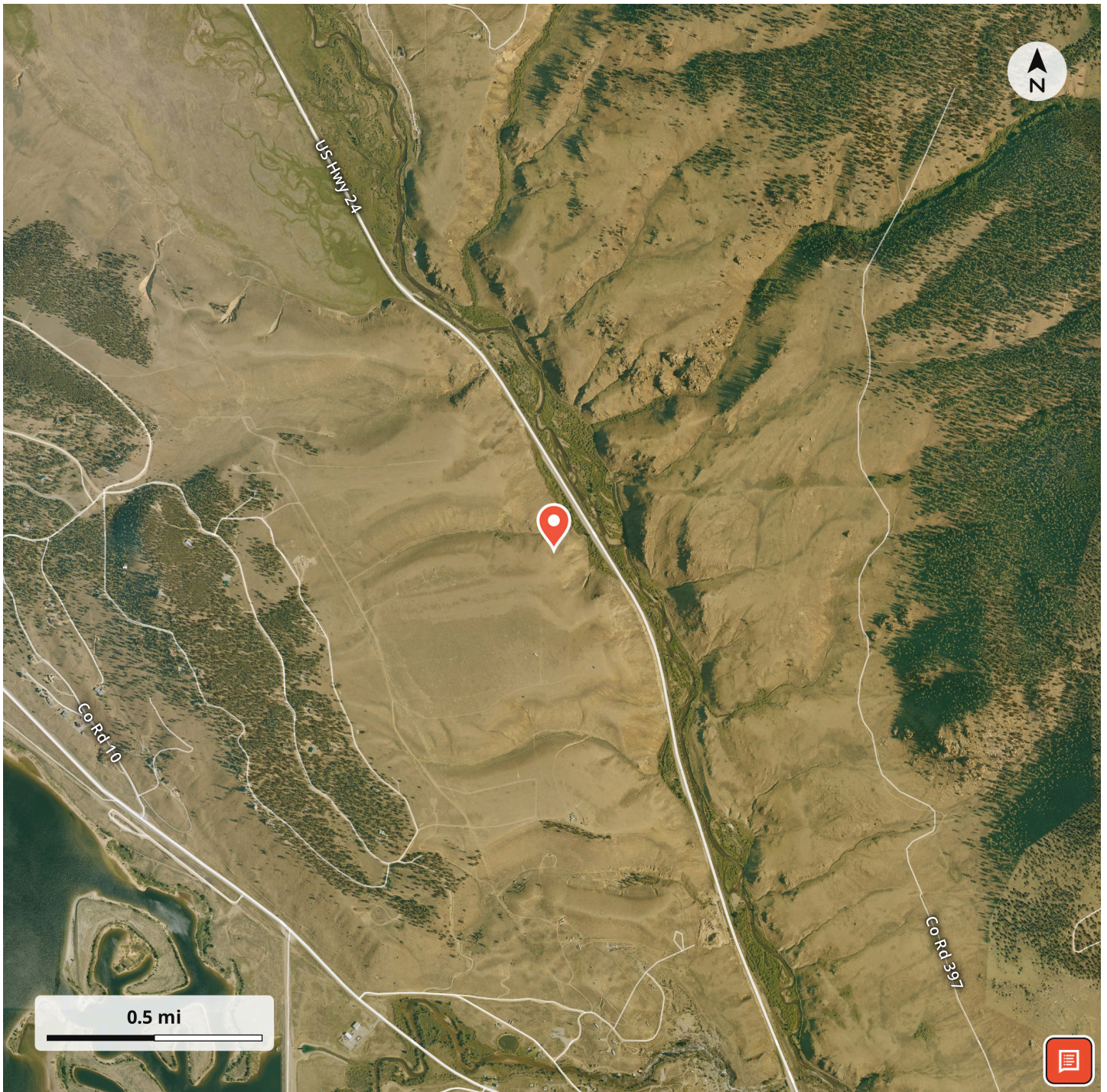
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Regional Map



Locator Map



Aerial Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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MORE INFO ONLINE:

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