

"Dancing Trees" — Your Rocky Mountain Retreat
16758 Indiana Gulch Rd
Ward, CO 80481

\$169,000
6.530± Acres
Boulder County



"Dancing Trees" — Your Rocky Mountain Retreat Ward, CO / Boulder County

SUMMARY

Address

16758 Indiana Gulch Rd

City, State Zip

Ward, CO 80481

County

Boulder County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

40.071019 / -105.502626

Acreage

6.530

Price

\$169,000

Property Website

<https://greatplainslandcompany.com/detail/dancing-trees-your-rocky-mountain-retreat-boulder-colorado/116616/>



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PROPERTY DESCRIPTION

Welcome to "Dancing Trees" - Your Rocky Mountain Retreat

Escape to your own private Rocky Mountain oasis at **Dancing Trees**, where towering trees, fresh mountain air, and a true sense of seclusion create the perfect getaway. Best of all, you don't need a four-wheel-drive vehicle to get here.

At the heart of the property is a **unique Scandinavian-style Quonset cabin**, thoughtfully engineered for lasting durability and mountain living. A charming artist hut with its own solar panel offers a creative retreat, while the outhouse features a wood-pellet composting toilet.

The property is already set up for enjoying weekends away or embracing a more self-sufficient lifestyle, with a **brand-new generator, picnic table, wood-powered incinerator, and outdoor kitchen setup**. Bring your sleeping bags, snacks, and a sense of adventure - much of the groundwork for your mountain escape is already here.

Pass through the gate, follow the driveway, and the outside world seems to disappear. Despite the privacy and peaceful setting, you're just a few miles from **Boulder, Estes Park, and Nederland**, with the nearby community of Ward close enough for a quick walk to the general store.

Outdoor adventures are everywhere. Spend your days exploring **Brainard Lake**, hiking mountain trails, fishing, watching the aspens change color in the fall, or simply enjoying the abundant wildlife and natural beauty surrounding your own tree-filled sanctuary.

Currently zoned **Forestry**, the property may offer opportunities for a variety of business or agricultural uses, or potentially serve as the foundation for your future mountain residence. **Buyers should independently verify zoning, permitted uses, building requirements, and residential eligibility with Boulder County.**

If you've been dreaming of a place where you can unplug, create, explore, and reconnect with nature - **Dancing Trees is ready to welcome you home.**

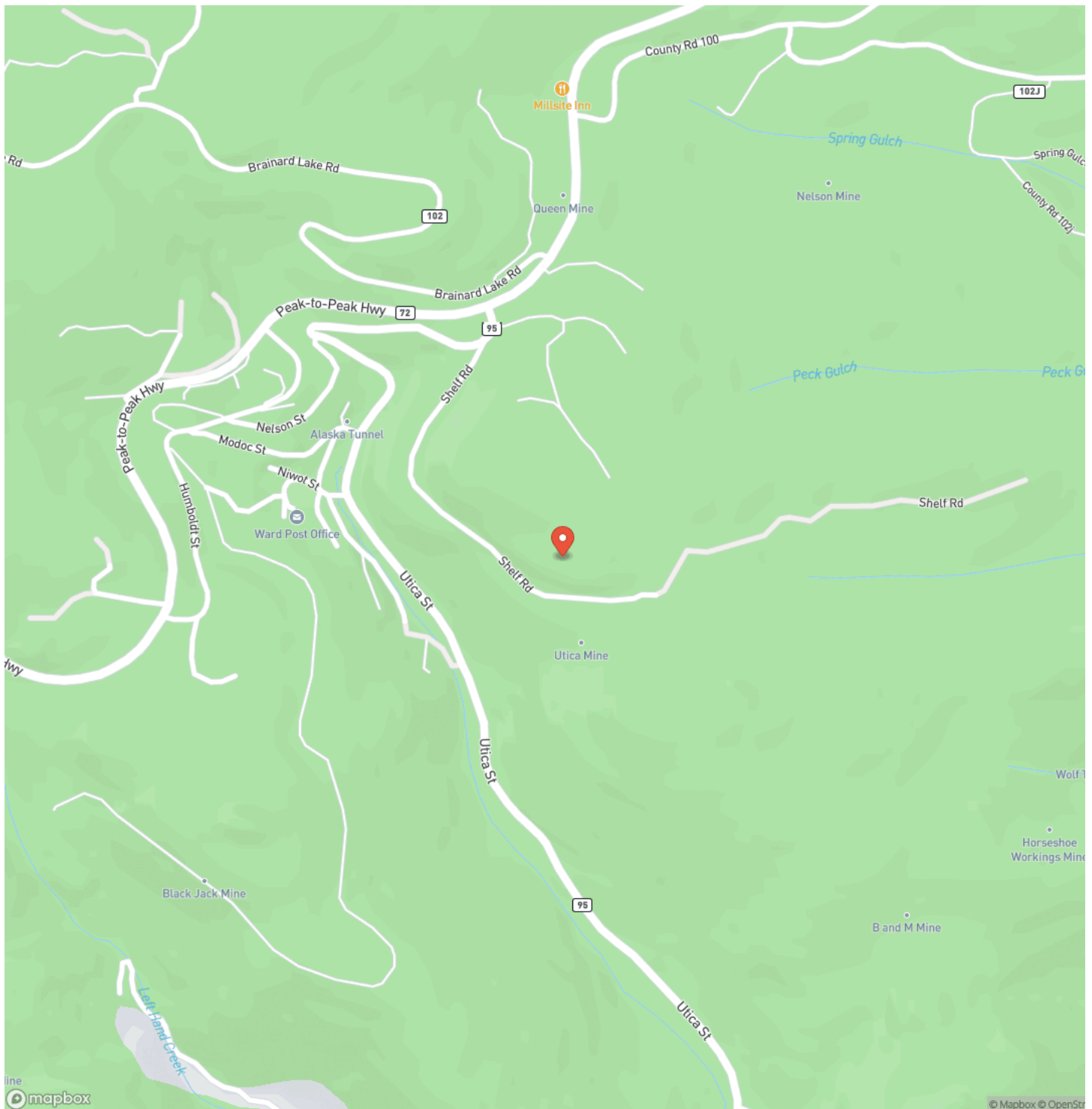
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.



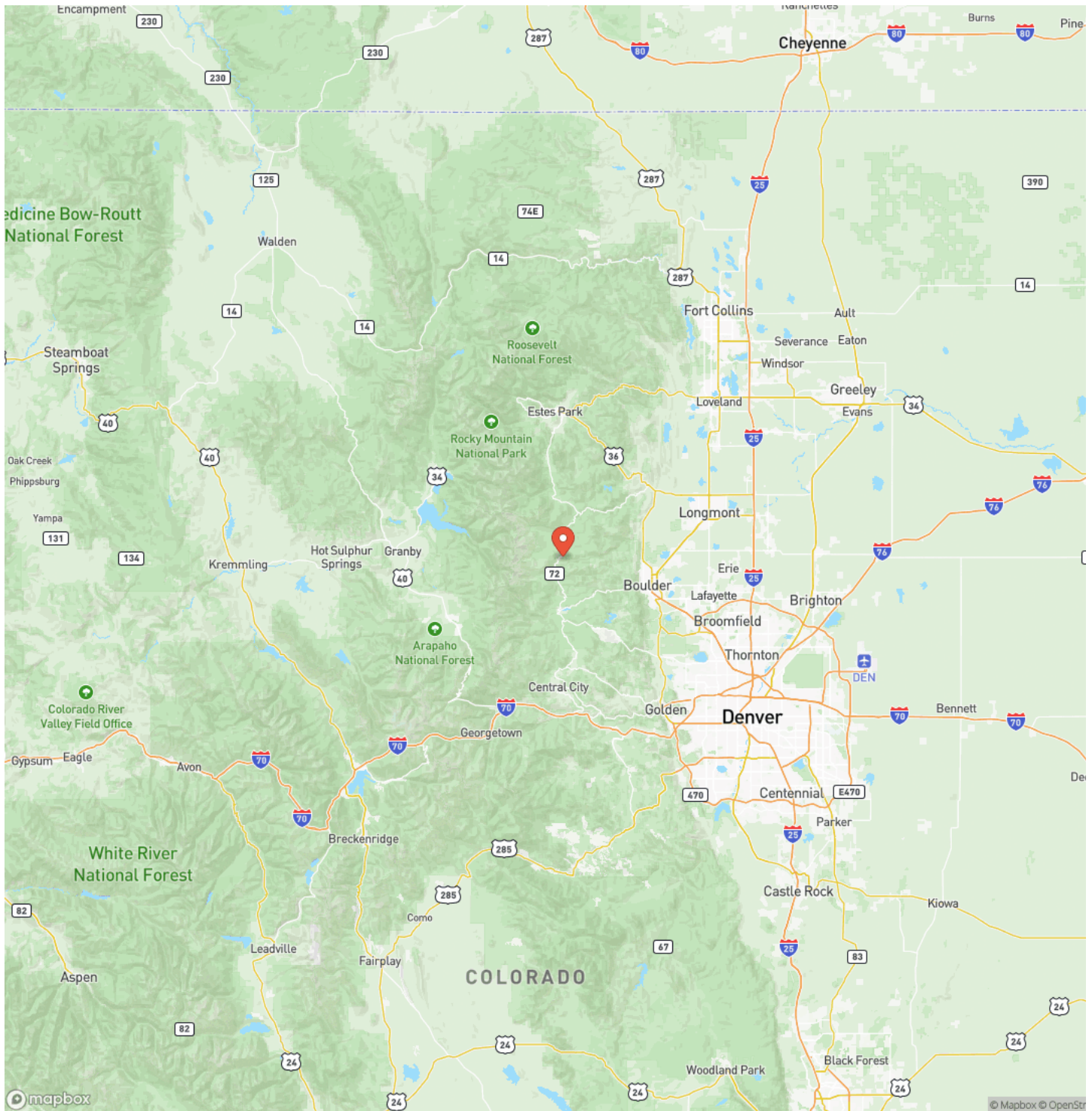
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Ward, CO / Boulder County**



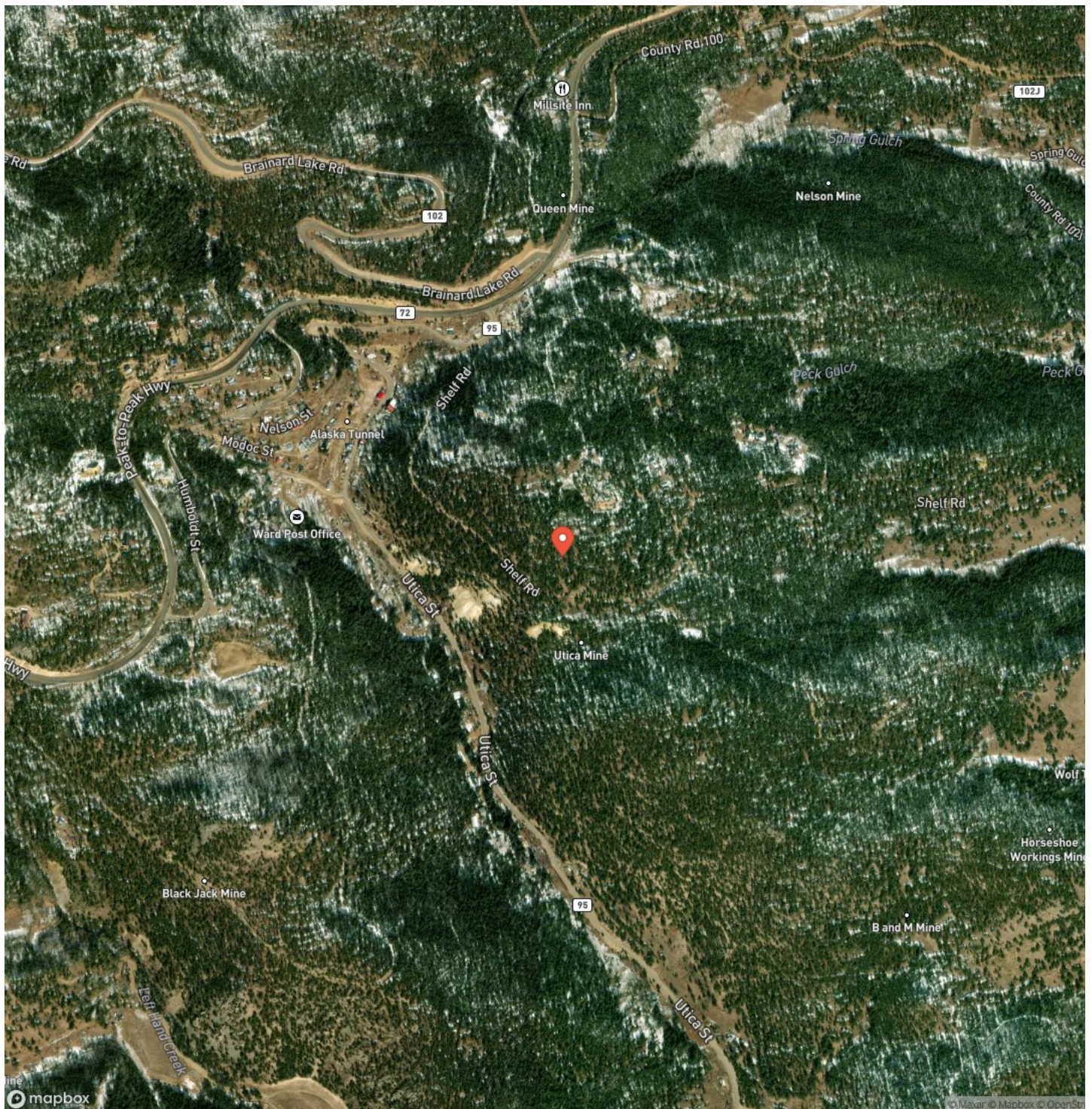
Locator Map



Locator Map



Satellite Map



"Dancing Trees" — Your Rocky Mountain Retreat

Ward, CO / Boulder County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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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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