

**40± Acres Colorado Mountain Land for Sale Near Vail & Beaver Creek | Well, Spring, 200K Acres BLM Nearby  
TBD Sweet Spring Road  
Wolcott, CO 81632**

**\$446,000**  
40± Acres  
Eagle County



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Wolcott, CO / Eagle County**

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**SUMMARY**

**Address**

TBD Sweet Spring Road

**City, State Zip**

Wolcott, CO 81632

**County**

Eagle County

**Type**

Undeveloped Land, Ranches, Recreational Land, Lot

**Latitude / Longitude**

39.81273 / -106.72448

**Taxes (Annually)**

2107

**HOA (Annually)**

1000

**Acreage**

40

**Price**

\$446,000

**Property Website**

<https://greatplainslandcompany.com/detail/40-acres-colorado-mountain-land-for-sale-near-vail-beaver-creek-well-spring-200k-acres-blm-nearby-eagle-colorado/66774/>



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### **PROPERTY DESCRIPTION**

40± acres of exceptional Eagle County mountain land just 16 minutes from I-70 at Wolcott, 30 minutes from Beaver Creek, and 40 minutes from Vail. Parcels with this combination of relatively flat terrain, live water, privacy, and proximity to world-class mountain destinations are increasingly difficult to find.

This beautiful property features a strong-producing water well, year-round spring water, a year-round pond, and a seasonal spring/creek that typically runs from May through July and can exceed 100 gallons per minute. The land is gently rolling to relatively flat, highly usable and well suited for a custom mountain retreat, horse property, or recreational getaway.

Outdoor recreation is a major highlight, Castle Peak BLM Wilderness Study Area is located approximately 1,000 yards from the property. This short hike or horseback ride gives you direct access to over 200,000 acres of public land.

From the property, enjoy incredible views of the Gore Range and the New York Mountains. Bordering a 20,000-acre private ranch and surrounded by privately held agricultural lands, the parcel offers a protected, open setting with outstanding mountain character and privacy.

Access is via private road, and the property's setting provides both seclusion and convenience in one of the most desirable mountain regions in Colorado.

Seller financing is available WAC. Contact broker for details

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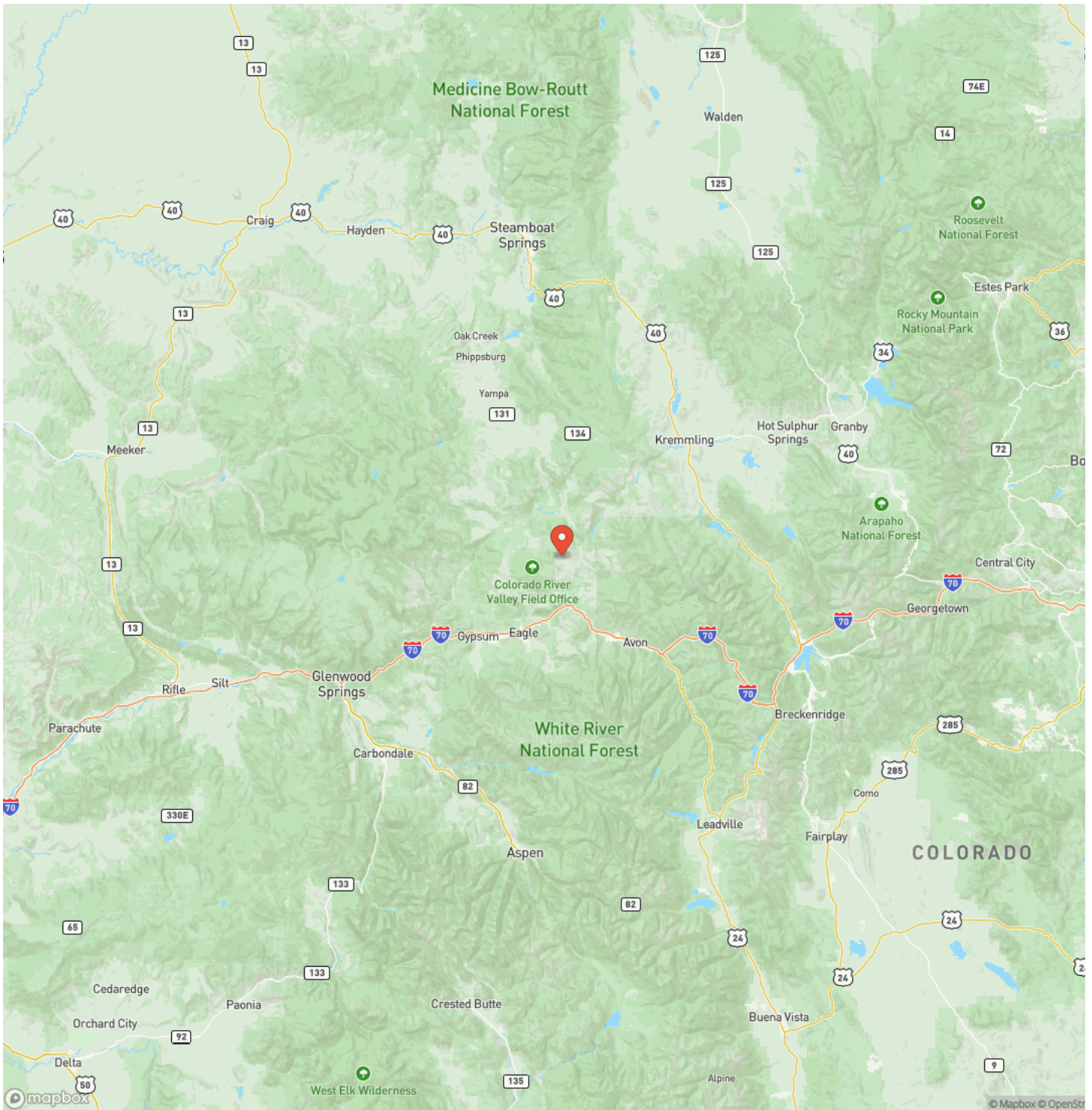
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## Locator Map



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## Satellite Map







## **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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**Great Plains Land Company**  
501 N. Walker St.  
Oklahoma City, OK 73102  
(405) 255-0051  
<https://greatplainslandcompany.com/>

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