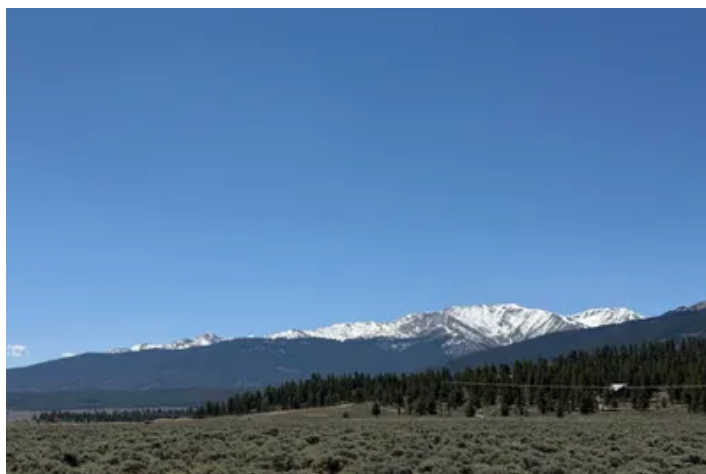


6 Lots Together or Separate in Twin Lakes Colorado in
the Edward E Hill Estates
TRACTS 76 82 PARCEL 1-A
Twin Lakes, CO 81251

\$300,000
41.87± Acres
Lake County



6 Lots Together or Separate in Twin Lakes Colorado in the Edward E Hill Estates Twin Lakes, CO / Lake County

SUMMARY

Address

TRACTS 76 82 PARCEL 1-A

City, State Zip

Twin Lakes, CO 81251

County

Lake County

Type

Recreational Land, Lot, Undeveloped Land

Latitude / Longitude

39.0902 / -106.2904

Acreage

41.87

Price

\$300,000

Property Website

<https://greatplainslandcompany.com/detail/6-lots-together-or-separate-in-twin-lakes-colorado-in-the-edward-e-hill-estates-lake-colorado/119211/>



6 Lots Together or Separate in Twin Lakes Colorado in the Edward E Hill Estates Twin Lakes, CO / Lake County

PROPERTY DESCRIPTION

1. Property Overview

Seated high in the Rocky Mountains, this expansive acreage offers a front-row seat to 14 of Colorado's most majestic peaks and the historic Colorado trail while serving as a blank canvas where your dreams can take root.

If you love mountain biking, trail running, hiking miles of trails, climbing fourteeners, fishing, whitewater rafting on the Arkansas River, training for the iconic Leadville Race Series, or simply looking to escape the busyness of day-to-day, this property is the one you've been looking for.

2. Property Description

This exceptional offering consists of **6 undeveloped lots** (5 are contiguous and 1 separated) being sold together in a single offering OR as separate lots, within the **Edward E Hill Estates** in Twin Lakes, Colorado. Spanning a substantial **41.87 acres of diverse, high-altitude terrain**, the land has unobstructed mountain views and a natural topographical elevation that buffers it from road noise while maintaining immediate access to Highway 24 and Highway 82.

2.1 Lot Descriptions- Click on All Maps Button

Lot 82: 3.596 Acres

Lot 75: 3.326 Acres

Lot 74: 3.589 Acres

Lot 73: 8.714 Acres

Lot 72: 4.519 Acres

Lot 71: 18.129 Acres

3. Current & Potential Uses: Designated for residential development, the acreage can accommodate a single family dwelling, or a cabin for seasonal recreation.

- **All Lots are Zoned Recreational (RC) District**
 - ****8 See plat map survey in the download section Under the Lake County Land Development Code (Chapter 4):**
 - **Primary Intent:** Accommodates low-to-moderate-intensity residential use, seasonal/recreational residences, and low-intensity outdoor recreation while preserving the natural mountain character.
 - **Permitted Uses:** Single-family detached dwellings, open space, and low-density recreation.
 - **Density & Lot Standards:**
 - In un-subdivided or newly subdivided parcels within this zone, Lake County's baseline lot size requirement is typically **3 acres**.
- **Infrastructure & Utilities:** The lots are a blank slate, allowing for 100% customization of modern, self-sufficient systems from the ground up.
 - **Power** is accessible in the subdivision and specifically from lot 82, by way of underground easements around and through all listed lots. Costs range from 18k to 36k per connection. Connections can be shared among lots to reduce the cost.
 - **Water:** No wells or permits are in place. The average total turnkey cost to drill and complete a **420-foot residential water well** in the high-elevation terrain of Twin Lakes / Lake County typically runs between **\$28,000 and \$42,000**, with most installations landing right around **\$32,000 to \$36,000**. Because drilling at 9,200+ feet in the Upper Arkansas Valley involves fractured granite, glacial till, and deep frost lines, costs are higher than standard flatland drilling.



- **Sewer:** In the Twin Lakes area of Lake County, the turnkey cost to install a new On-site Wastewater Treatment System (OWTS / septic system) for a standard 2- to 3-bedroom home typically ranges between **\$18,000 and \$35,000**, with most conventional-to-engineered mountain installations averaging around **\$22,000 to \$26,000**. If the site requires an advanced secondary treatment unit (due to shallow bedrock, high seasonal groundwater near the lakes, or steep slope constraints), costs can increase to **\$35,000 - \$45,000+**.
- **Access:** All lots are accessed by a maintained county road and some private roads. There are 2 roads into the subdivision. Each lot has a 40 foot road easement. The lots further from the main road need to be developed.
- **Terrain & Ecosystem:** Reached by a maintained dirt road, the land features natural brush vegetation and serves as a quiet haven for local wildlife, where mule deer and elk are frequently spotted.

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 these 6 lots together provides maximum privacy, protection of your mountain views, and the flexibility to develop the land sequentially or maintain it as a sprawling, legacy high-country sanctuary. Buying a single 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 unlock the potential of these 6 lots spanning 41.87 acres or 1 or more single lots and 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** that lists the legal descriptions of all six parcels.
- **Six separate deeds** executed simultaneously, which is sometimes preferred if the buyer plans to flip or develop the lots individually right away
- **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.
- **Financing:** Local financing is available with the basic requirement of 50% of the purchase price needed. Contact Kevin Czarnecki: Commercial Lender of PB&T Bank 1401 Main St Canon City, CO 81212 NMLS ID: 2486763 Office number: [719-269-9100](tel:719-269-9100) ext 086

Additional Zoning Details

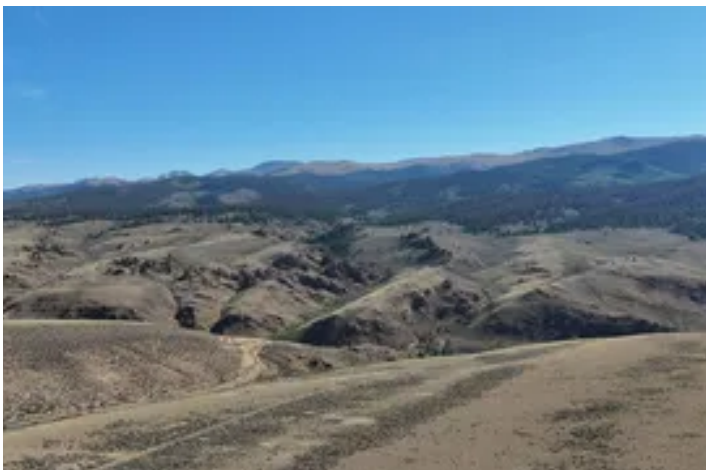
- **Zoning & Approved Uses:** The property falls under the Lake County Residential (R) zoning district. Per the [Lake County Land Development Code](#), approved primary and accessory uses for this zoning district include:
 - Single-Family Residential: Allowed as a primary use to build a year-round custom 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).
 - Recreational Camping: Because the property far exceeds the county's 5-acre minimum for vacant land, primary use camping is fully allowed for temporary stays (up to 15 consecutive days, or 30 days within a 6-month period). Long-term camper occupancy is also permitted via a Temporary Use Permit once an active building permit is filed.



- 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.



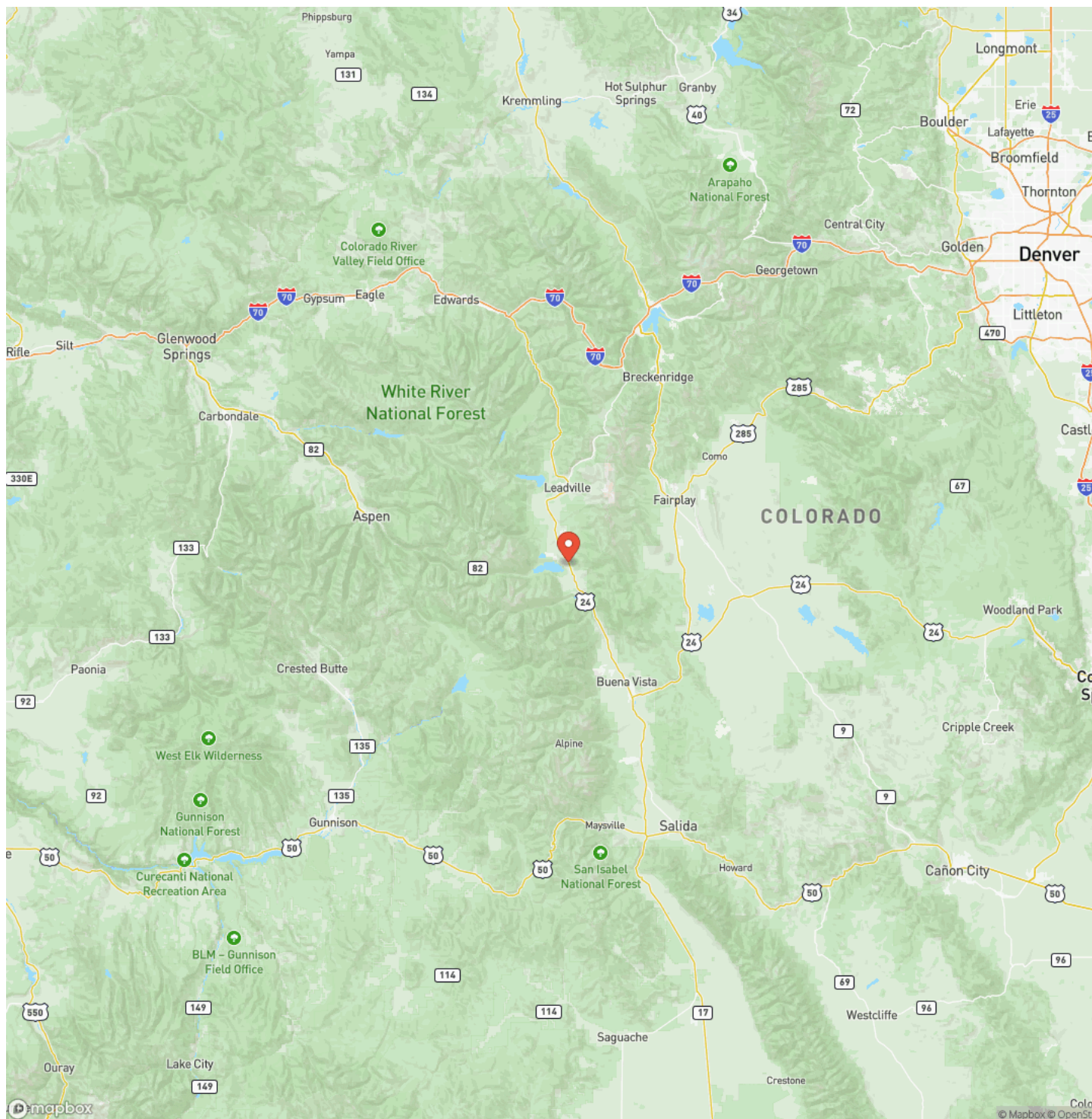
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Twin Lakes, CO / Lake County



Locator Map



Locator Map



Satellite Map



6 Lots Together or Separate in Twin Lakes Colorado in the Edward E Hill Estates Twin Lakes, CO / Lake County

LISTING REPRESENTATIVE

For more information contact:



Representative

Casey Adams

Mobile

(970) 987-7338

Email

Casey@greatplains.land

Address

435 Brookie

City / State / Zip

Carbondale, CO 81623

NOTES

[illegible]

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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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