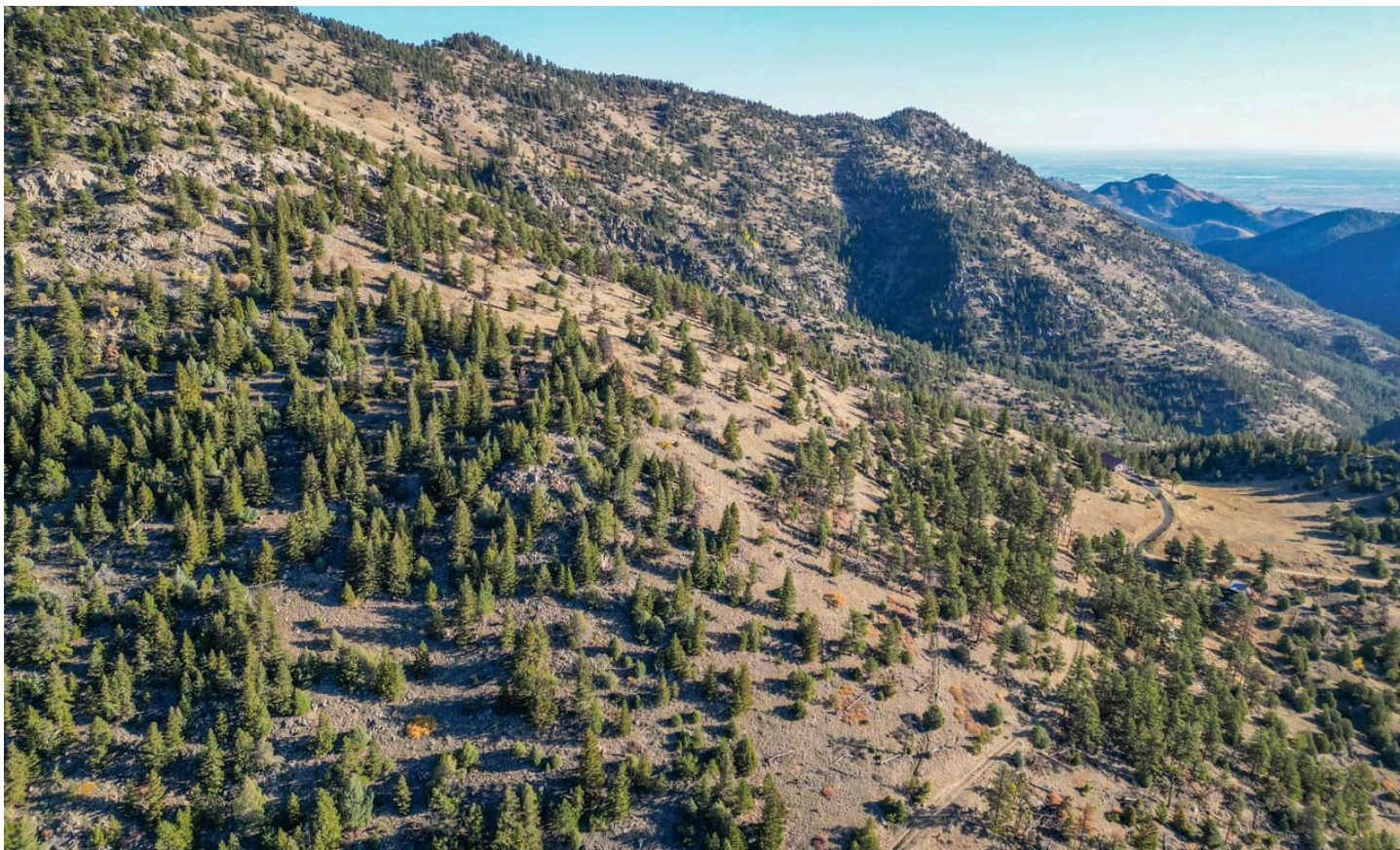


43 Acres - Boulder County, CO
745 Nugget Hill Road
Jamestown, CO 80455

\$300,000
43± Acres
Boulder County



43 Acres - Boulder County, CO
Jamestown, CO / Boulder County

SUMMARY

Address

745 Nugget Hill Road

City, State Zip

Jamestown, CO 80455

County

Boulder County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Horse Property, Lot

Latitude / Longitude

40.083571 / -105.37994

Acreage

43

Price

\$300,000

Property Website

greatplainslandcompany.com



43 Acres - Boulder County, CO

Jamestown, CO / Boulder County

PROPERTY DESCRIPTION

Forty-three acres of Front Range mountain land in unincorporated Boulder County, made up of three parcels offered together as one property. The land sits along Nugget Hill Road, a dirt road off Lefthand Canyon Drive roughly eight miles up the canyon from US-36, in the historic Central Mining District.

The terrain combines ponderosa pine forest with open, grassy meadows, rock outcroppings, and rolling ridgelines. From the higher ground, views stretch across the surrounding foothills and east to the plains. The ground is mostly sloped, with gentler areas worth exploring as potential building sites.

The largest parcel is 38.77 acres. The other two are patented mining claims of 1.35 and 2.88 acres, portions of the Last Dollar and Olympia lodes, privately titled land tied to the canyon's mining history. The property also borders national forest, extending the sense of open space well past the boundary lines.

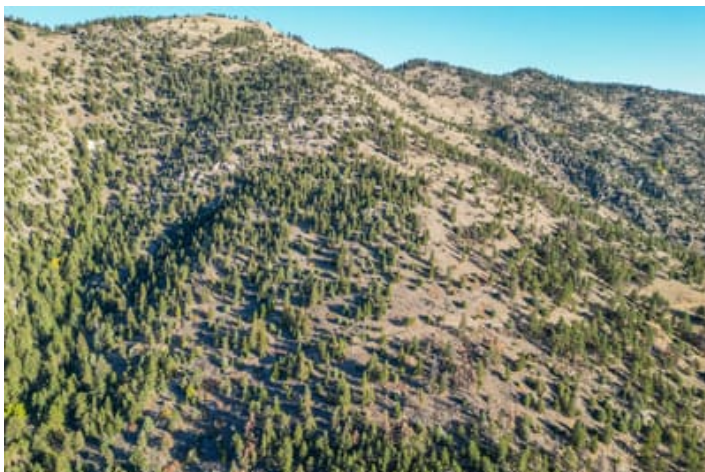
Nugget Hill Road reaches the property from two directions, with access points roughly 862 feet apart, giving flexibility when planning a driveway and homesite. Electric service is available at neighboring properties. Zoned F (Forestry) by Boulder County, within the Boulder Valley RE-2 school district.

Boulder, Lyons, Longmont, and Nederland are all within reach by canyon road for supplies, dining, and services.

Boundaries are not clearly marked on the ground, so please contact the listing broker for a parcel map and directions before visiting. Buyers should verify building requirements with Boulder County.



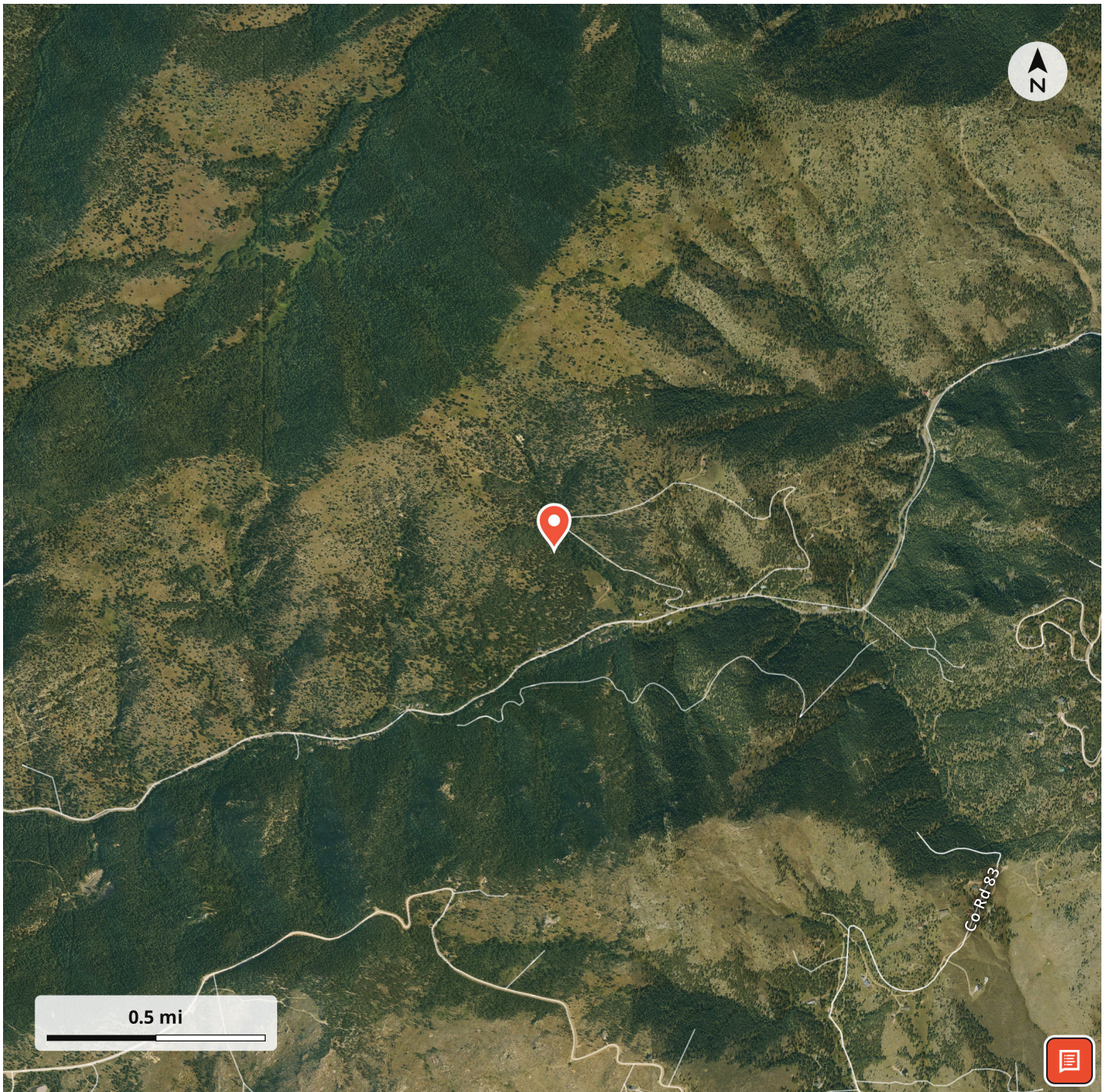
43 Acres - Boulder County, CO
Jamestown, CO / Boulder County



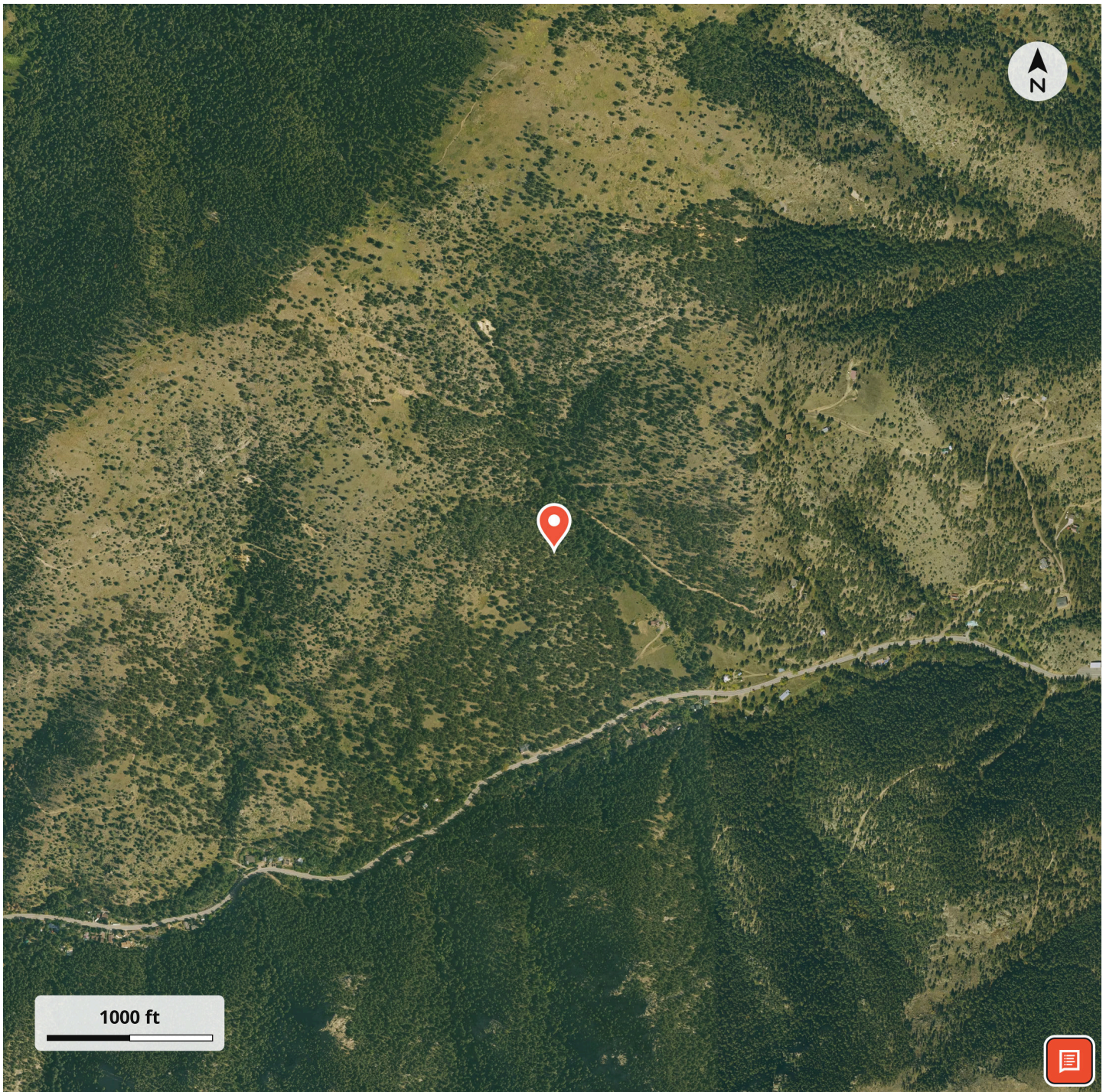
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

Mobile

(303) 963-6738

Email

ethan@greatplains.land

Address

3460 E. Nielsen Ln

City / State / Zip

Denver, CO 80210

NOTES

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

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.



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

