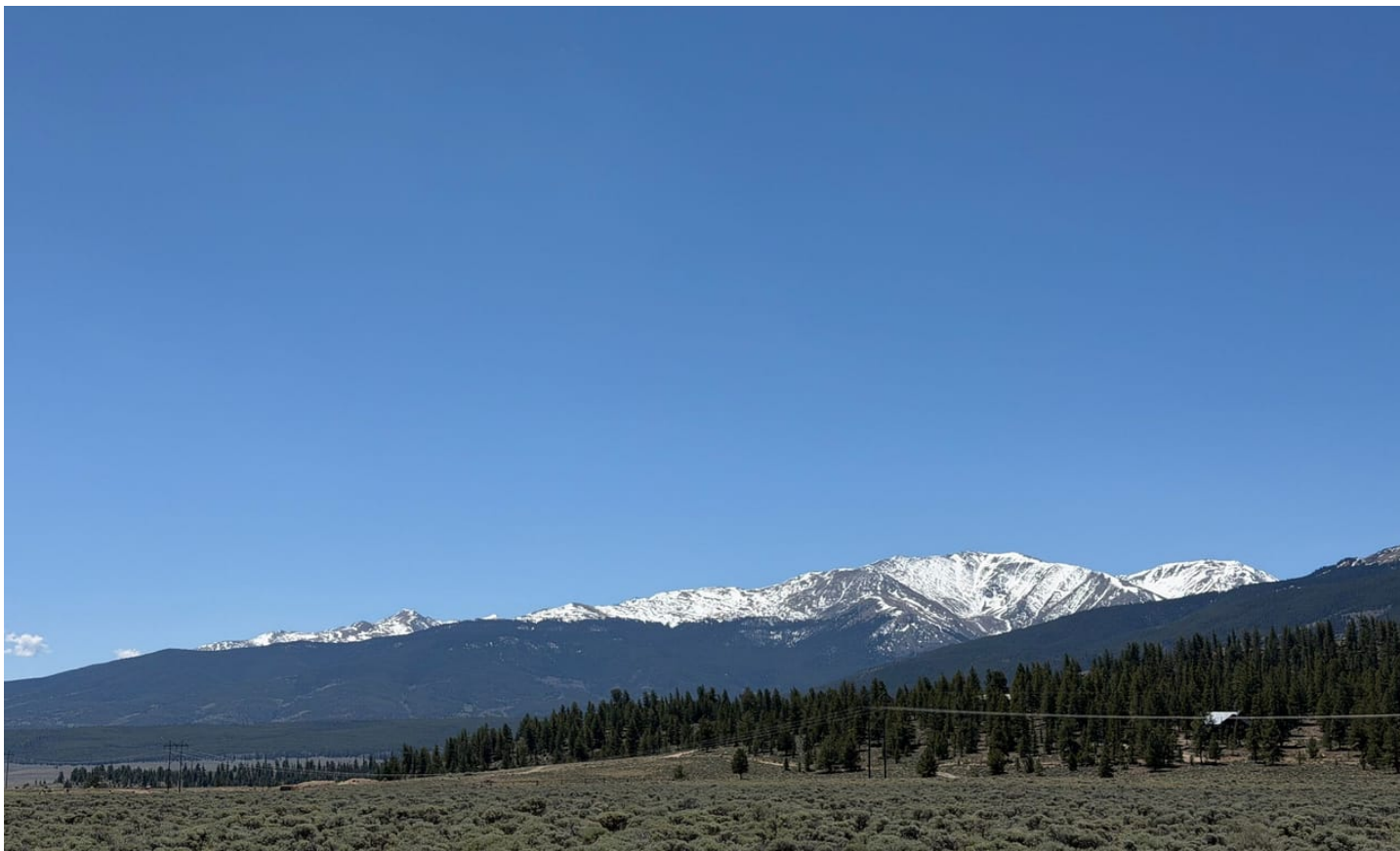


6 lots in Leadville Colorado at Edward E Hill Estates
Leadville
Leadville, CO 81623

\$435,000
41.87± Acres
Lake County



6 lots in Leadville Colorado at Edward E Hill Estates
Leadville, CO / Lake County

SUMMARY

Address

Leadville

City, State Zip

Leadville, CO 81623

County

Lake County

Type

Recreational Land, Lot, Undeveloped Land

Latitude / Longitude

39.0902 / -106.2904

Acreage

41.87

Price

\$435,000

Property Website

<https://greatplainslandcompany.com/detail/6-lots-in-leadville-colorado-at-edward-e-hill-estates/lake/colorado/106709/>



6 lots in Leadville Colorado at Edward E Hill Estates Leadville, CO / Lake County

PROPERTY DESCRIPTION

Sitting high in the Rockies, an exceptional opportunity awaits with these 6 lots in Leadville, Colorado, at Edward E Hill Estates. Spanning 41.87 acres, this undeveloped land offers a canvas for visionaries seeking to create something truly special amidst the stunning natural beauty of Lake County. Whether you envision a private mountain retreat or a strategic development, these 6 lots, to be purchased together, provide the perfect foundation for realizing your aspirations in one of Colorado's most historic and scenic locales.

Location

These parcels are situated in the charming city of Leadville, Colorado, within Lake County. This prime location offers a unique blend of serene mountain living with convenient access to local amenities and the rich history of the area. The surrounding landscape provides a picturesque backdrop, inviting exploration and enjoyment of the high-altitude environment. Leadville has become an epicenter of competition drawing trail runners and mountain bikers from around the world to participate in the icon 'Leadville' race series. The location of these parcels is 15 minutes or less- depending on the conditions- from Twin lakes and 20 minutes from Leadville. Enthusiasts can build a modest cabin for seasonal recreation or simply camp out the night before the big race!

Land and Terrain

The property encompasses a substantial 41.87 acres, presenting a diverse and engaging terrain. The landscape is characterized by its natural features, offering varied topography that enhances its appeal and potential. This expansive acreage provides ample space for creative design and development, allowing for thoughtful integration with the natural environment. The mountain views are incredible and the elevations shields one from excessive road noise, while maintaining a close access to Highway 24.

Improvements and infrastructure

The property currently awaits your vision for improvements, offering a blank slate for new construction and infrastructure. Buyers have the freedom to design and implement enhancements that perfectly suit their needs and preferences, creating anything you could image, from the ground up. This absence of existing structures allows for complete customization and modern development. Other cabins and homes are being built in the subdivision this year and offer the comfort of a growing neighborhood and the encouragement of active building in the area.

Water and utilities

Future owners will have the exciting opportunity to plan and establish their preferred water source and utility connections. This offers flexibility in designing a self-sufficient system or connecting it to available services, tailored to the specific development plans for the property. The freedom to choose ensures that all utility needs can be met with modern and efficient solutions.

Wildlife and vegetation

The land is a haven for local wildlife, with sightings of mule deer common throughout the area, offering a true connection to nature. The vegetation primarily consists of natural brush, which contributes to the rugged beauty of the landscape and provides habitat for various species. This natural setting ensures a tranquil and private environment, perfect for enjoying the outdoors.

Current and potential use

Currently designated for development, these lots offer immense potential for future growth and customization. The property is ideally suited for continued development, allowing new owners to bring their architectural dreams to life. With ample acreage, the possibilities range from creating multiple residences to establishing a grand private estate, all while benefiting from public land access for recreation.

Access and easements

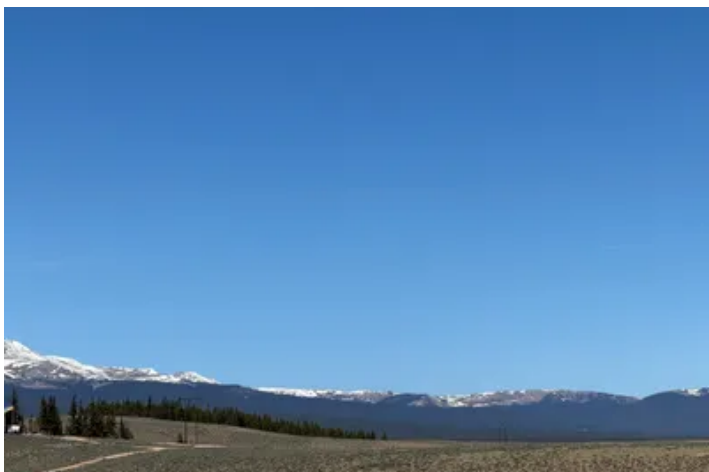
Access to the property is accessed by a dirt road, providing a rustic yet functional approach to the land. This road frontage ensures convenient entry and exit, maintaining a sense of privacy while still being accessible. The property's access points are clear, allowing for



straightforward navigation and future infrastructure planning. One can enter from highway 24 from Leadville or to the South, exiting right onto the Twin Lakes. Contact us today to learn more or to schedule a visit.



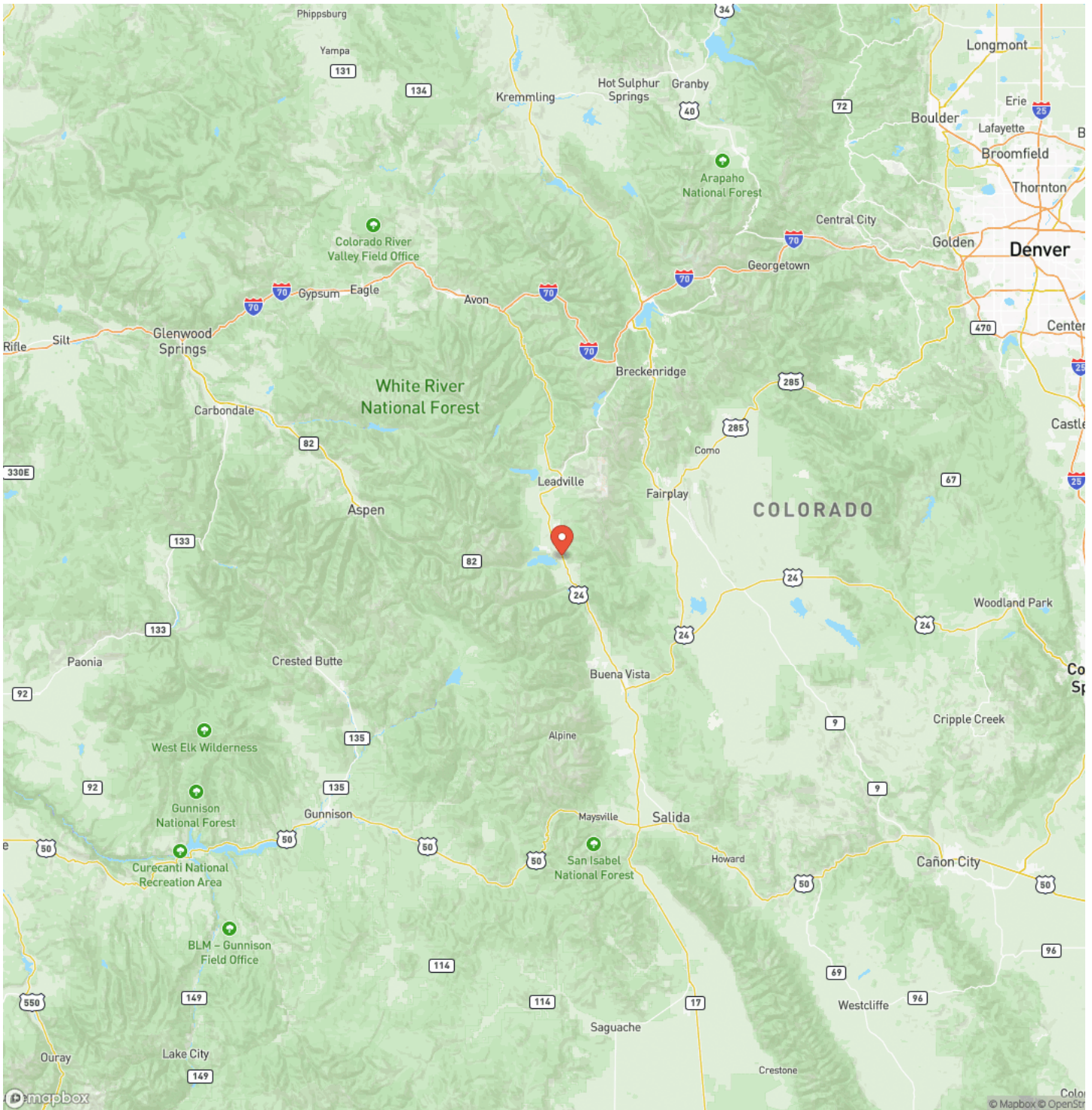
6 lots in Leadville Colorado at Edward E Hill Estates
Leadville, CO / Lake County



Locator Map



Locator Map



Satellite Map



6 lots in Leadville Colorado at Edward E Hill Estates Leadville, CO / Lake County

LISTING REPRESENTATIVE

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City / State / Zip

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NOTES

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MORE INFO ONLINE:

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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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