

Info Sheet 1685 Hinsdale Dr Hartsel

APN: 28173

Legal Description: T11 R75 S35 Se4 South Park Ranches Filing 44 Lot 13 B0542 P0336 UI96 Ad03

County: Park

GPS Coordinates: 39.046001, -105.742875

Access: Hinsdale Dr (Dirt Road)

Road Maintenance: Park County Road and Bridge

Water: Well (To be installed by buyer)

Water Delivery Service: Native Water (Up to 1200 gallons)

Power: [Core Electric Cooperative](#)

Propane Delivery: Ferrell Gas, AmeriGas

Trash Service: Mountain View (Hartsel Transfer Station)

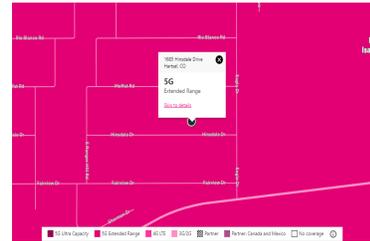
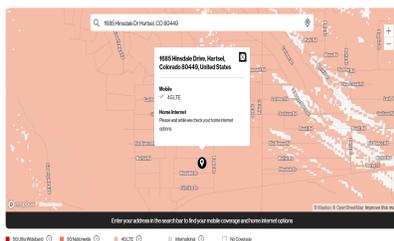
Sewage: Septic (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$116.98

Property Tax Status: Current

Cell Service: Verizon: (4G LTE), AT&T: (5G), T Mobile/Sprint: (5G Extended Range)

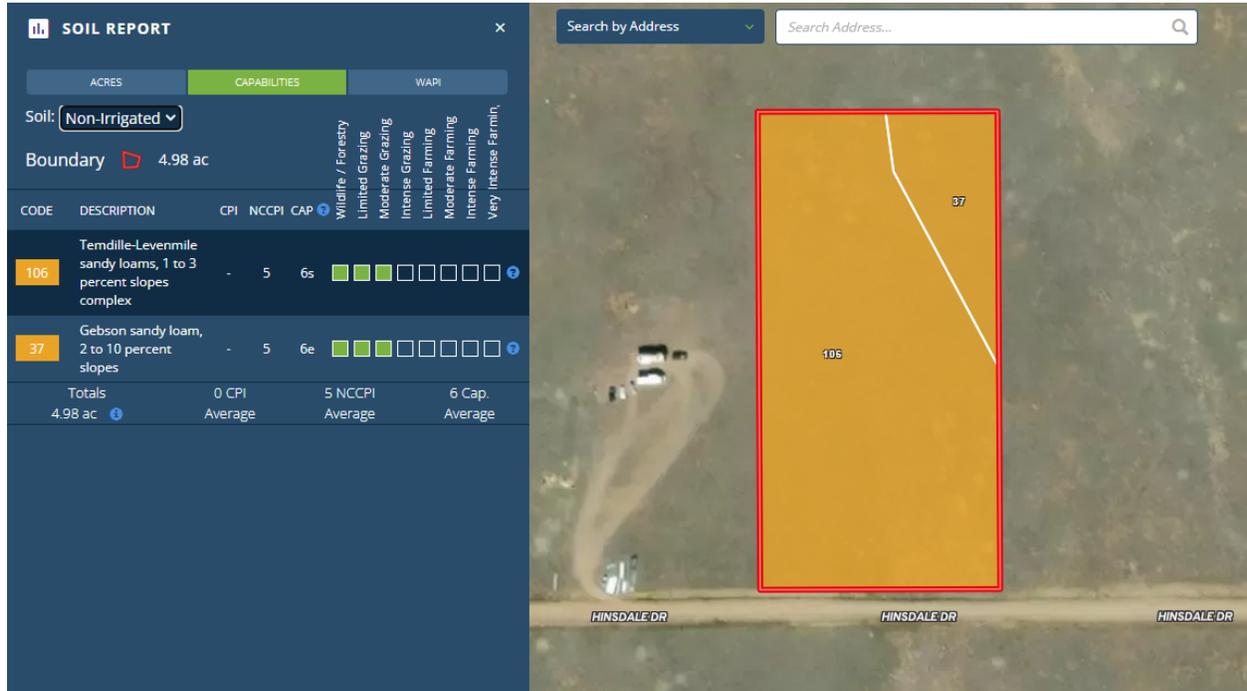


Internet Service: Starlink (Very fast), CenturyLink, T-Home Internet, HughesNet

FEMA Flood Zone: Not in floodplain.

Wetlands: No wetland/s.

Terrain and Soil: Temdille-Levenmile sandy loams, 1 to 3 percent slopes complex. Gebson sandy loam, 2 to 10 percent slopes. Good for moderate grazing.



Trees: No trees.

Google Maps link: <https://goo.gl/maps/qDxQmzE82RFLKEcH7>

Mapright Link: <https://mapright.com/ranching/maps/5269461c23ef3b9393bb32ef911a7c5f/share>

HOA: None

HOA Dues: N/A

HOA Amenities: N/A

School District: Park County School District No. Re-2

See Schools: <https://www.parkcountyre2.org/en>

Climate:

Annual high temperature - 74.3°F

Annual low temperature - 1.1°F

Average annual precipitation - 11.5 inches

Average annual snowfall - 90.4 inches

Nearby Places of Interest:

- Denver International Airport - 2 hrs 15 mins away
- St. Vincent Health - 1 hr 15 mins away
- Family Dollar - 25 mins away
- Spinney Mountain State Park - 19 mins away
- Tomahawk State Wildlife Area - 11 mins away
- Buffalo Peaks Wilderness - 47 mins away
- Limber Grove Trailhead - 43 mins away

Nearest Major City: Buena Vista - 32 miles away

Nearest City/Town: Fairplay - 22 miles away

Building Restrictions and Land Use

<https://parkco.us/DocumentCenter/View/264/Article-V?bidId=>

Build Time Limit: 1 year

Minimum Sq footage: should be over 200 square feet

Max # buildings allowed: 1 dwelling, 4 accessory building, 1 guest house

Zoning: Residential

Zoning Uses By Right: Residential

Zoning Uses By Review: Residential

(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: Y

Manufactured Homes: Y

Mobile Homes: N

Tiny Homes: Y (should be more than 200 square feet)

Full-Time RV Living: N (But can be parked on the property)

Full-Time RV Living During Building Construction: Y

RV Camping: Y (So long as there is an open driveway. May 1st to Oct 31st only)

Tent Camping: Y (So long as there is an open driveway. May 1st to Oct 31st only)

Building Septic System Required: Yes

Building Height Restriction: 35 feet (25 feet if within ridgeline)

Property Setback - Front: 30 feet
Property Setback - Sides: 30 feet
Property Setback - Rear: 20 feet