

3.24 Acres - Residential Lot - Saddleback Ridge Estates
TBD Clear Creek Road
Evergreen, CO 80439

\$125,000
3.24± Acres
Clear Creek County



3.24 Acres - Residential Lot - Saddleback Ridge Estates Evergreen, CO / Clear Creek County

SUMMARY

Address

TBD Clear Creek Road null

City, State Zip

Evergreen, CO 80439

County

Clear Creek County

Type

Undeveloped Land, Lot

Latitude / Longitude

39.731538 / -105.433103

Acreage

3.24

Price

\$125,000

Property Website

<https://greatplainslandcompany.com/detail/3-24-acres-residential-lot-saddleback-ridge-estates/clear-creek/colorado/83990/>



3.24 Acres - Residential Lot - Saddleback Ridge Estates Evergreen, CO / Clear Creek County

PROPERTY DESCRIPTION

Located in the beautiful Saddleback Ridge Estates of Clear Creek County, Colorado, this 3.24-acre parcel offers an exceptional opportunity to own a piece of the Rocky Mountains. Perfectly situated among towering pine trees, this beautiful mountain property provides the ideal setting for a future home or a peaceful retreat surrounded by nature. The lot offers strong potential as a residential building site, whether you're envisioning a primary residence, vacation getaway, or investment in Colorado mountain real estate.

Conveniently located just minutes from I-70, this property allows for easy and quick access to some of Colorado's most popular mountain destinations. World-class ski resorts such as Loveland, Arapahoe Basin, Keystone, and Breckenridge are just a short drive west, while the vibrant city life, dining, and culture of Denver lies only about 40 minutes to the east. This central location makes it a perfect basecamp for year-round adventures - from skiing and snowboarding in the winter to hiking, biking, fishing, and exploring nearby national forests and trails in the summer.

The property is part of the Saddleback Mountain Homeowners Association, which helps maintain the area's integrity and beauty, yet the annual dues are only \$37.50 - an exceptional value for such a well-maintained and desirable mountain community.

Whether you're looking to build now or invest in land for the future, this property offers the best of both worlds: seclusion and serenity in the mountains, paired with unbeatable access to urban conveniences and Colorado's renowned outdoor recreation.

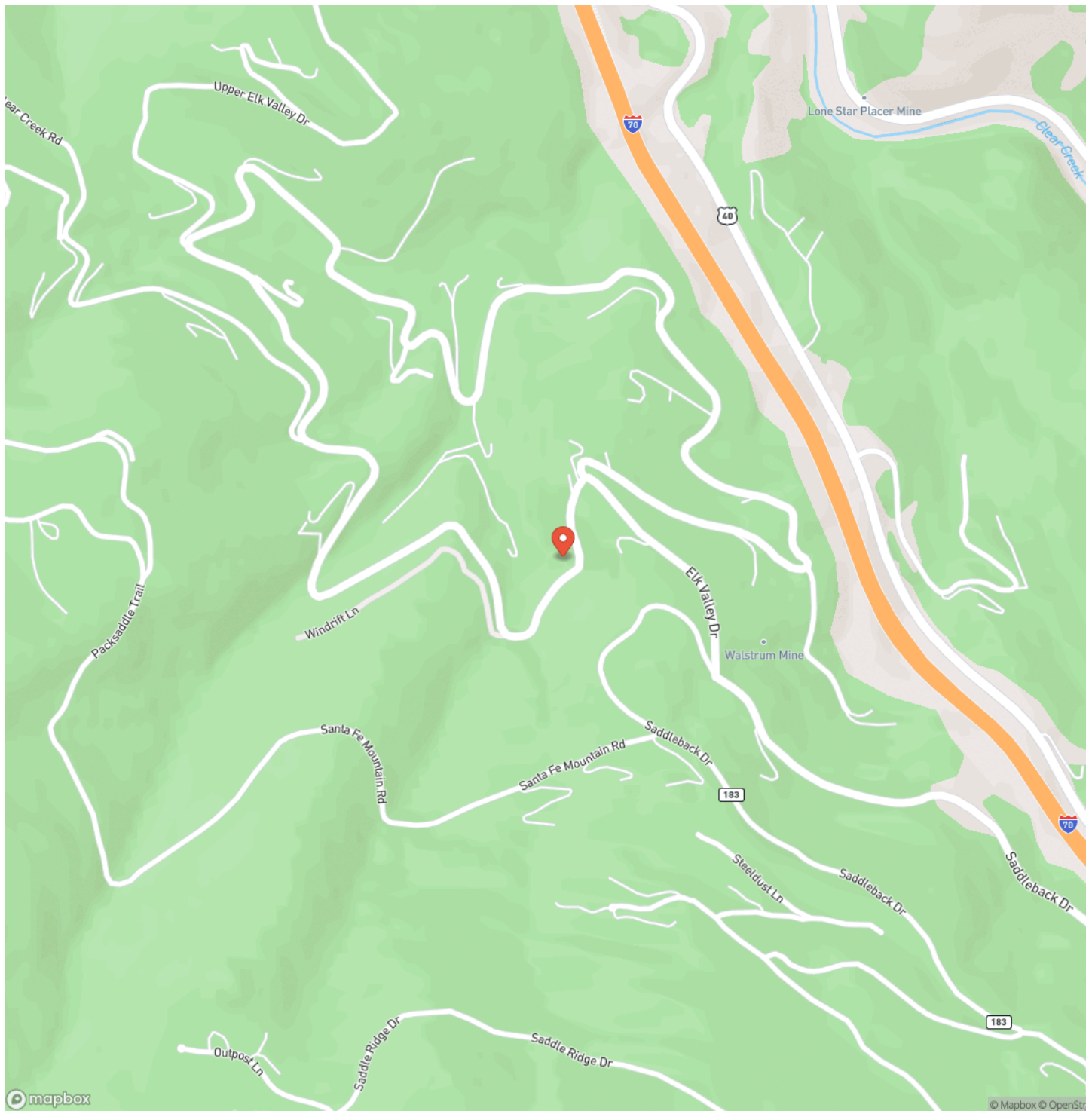
This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Great Plains Land Company makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



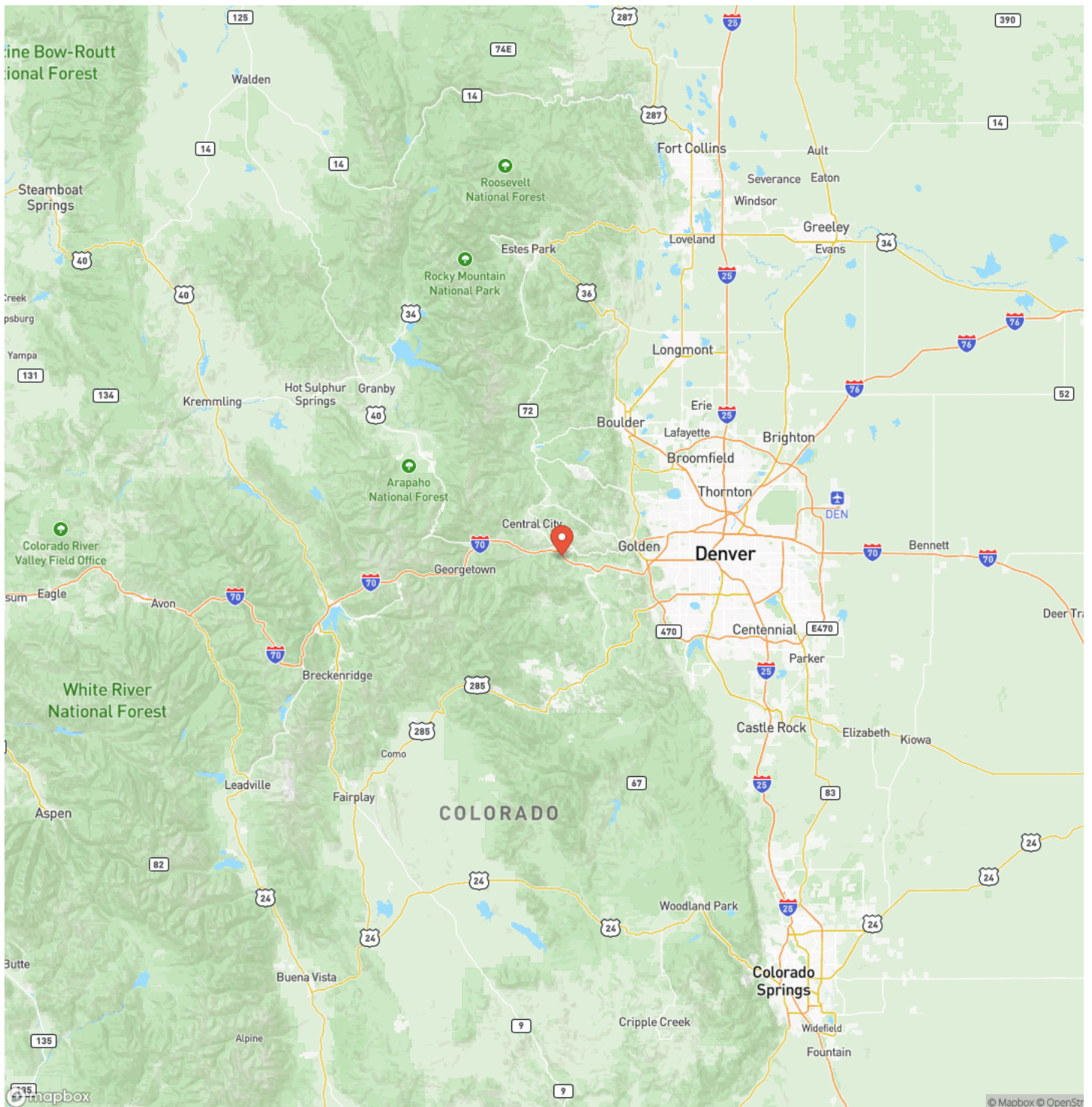
**3.24 Acres - Residential Lot - Saddleback Ridge Estates
Evergreen, CO / Clear Creek County**



Locator Map



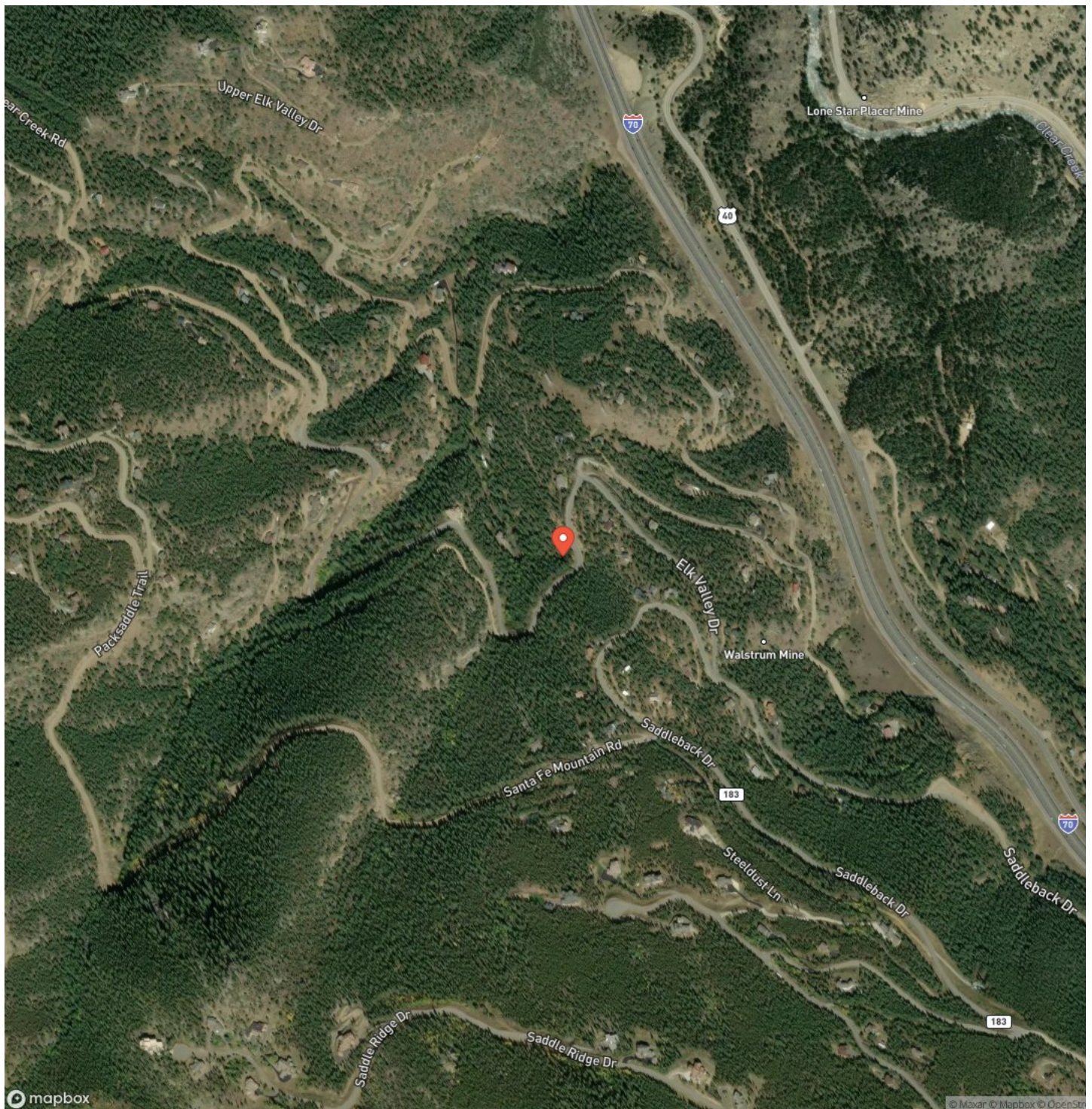
Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



3.24 Acres - Residential Lot - Saddleback Ridge Estates Evergreen, CO / Clear Creek County

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 run 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/>

