

25575 COUNTY ROAD 33A Steamboat Springs, CO









LandInSteamboat.com

Located on a quiet county road but 10 minutes from downtown Steamboat, this private, 35-acre parcel offers amazing views north to Hahn's Peak and Sleeping Giant, east to the Steamboat Ski Area, and South to Emerald Mountain. With a hay meadow in the front and rising to hills in the back, the property offers numerous building site opportunities. One of the most unique features is that the property borders 5,355 acres of Colorado State Land which is home to abundant elk, deer, and antelope which graze on this property regularly. Atop that, there is excellent water in the surrounding area and possibilities for ponds or water features. There is no HOA or covenants so only county regulations apply. The property is 4 minutes to the brand new Sleeping Giant School. Enjoy the natural beauty of this private enclave while being just a short drive to downtown Steamboat for all your dining and entertainment needs.

25575 COUNTY ROAD 33A STEAMBOAT SPRINGS, CO \$860,000

1,524,600 Square Feet 35 Acres



Cam Boyd

Steamboat Sotheby's International Realty 610 Marketplace Plaza, Steamboat Springs, CO

o 970.879.8100 / c 970.846.8100 cam.boyd@steamboatsir.com www.SteamboatAgent.com













Full Property View

25575 County Road 33a, Steamboat Springs, CO 80487

\$860,000 -



Listing ID: 2992530 MLS Status: Active \$860,000 County: Routt List Price: Property Type: Land Original List Price: \$860,000

Property Subtype: Subdivision Name: **Unimproved Land** 10 MILE

Listing Contract Date: 10/07/2021 Days in MLS: 4 Spec. Listing Cond: None Known

Association: N Multiple: Cov/Rest: N Assoc Fee Tot Annl: \$0.00 \$53 Tax Year: 2020 A 35-acre tract located in the SE4NW4 SEC 17-6-85 Tax Annual Amt:

Tax Legal Desc:

Recent:

Site & Location Information

Lot Size: 35.00 Acres / 1,524,600 SqFt Fencing: \$24,571.43 Borders Public Land, Mountainous, Sloped Lot Features:

Exclusions: Mountain(s)

Steamboat Springs RE-2 R6208352 School District: Parcel Number:

Zoning: 0 Zoning Jurisdiction: Is Incorporated:

Development Name: No Defined Development West Steamboat / US 40 City Region:

View Walk, Bike, & Transit Scores

Water & Utilities

Water Included: Water Source: No Sewer: Farm & Ranch Features Leased Acres: Pasture Area: **Boundaries Surveyed** Agricultural Current Use: Possible Use: Parking Parking Total: 0 Garage Spaces: 0 Offstreet Spaces: 0

Public Remarks

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Directions

Head SW on 6th St. toward Lincoln St., right at the 1st cross street onto US-40 w/ Lincoln Ave., left onto CR33A, straight onto Rollinghills Ln, and the lot will be on your right.

Confidential Information Private Remarks: All information is deemed correct. However, please verify any information important to the buyer. The legal

description is subject to change. Dual Variable: Yes Submitted Prosp: No

Buyer Agency Comp: Transaction Broker Comp: 3.0% 3.0%

Contract Earnest Check To: Contract Min Earnest: title company Possession:

\$42,500 Listing Terms: Cash, Conventional Ownership: Individual Title Company:

Investor Blackout End Date: Docs Available: Survey Home Warranty: Expiration Date: 03/28/2022

Showing Contact Phone: 9708798100 Show Email: frontdesk@steamboatsir.com No Showings Until:

Showing Instructions: Vacant Lot. Set up showings through ShowingTime. Do not drive past the entrance to the sign-

this is a private road.

List Agent

List Agent: **Cam Boyd** Phone: 970-846-8100



PHOTOS







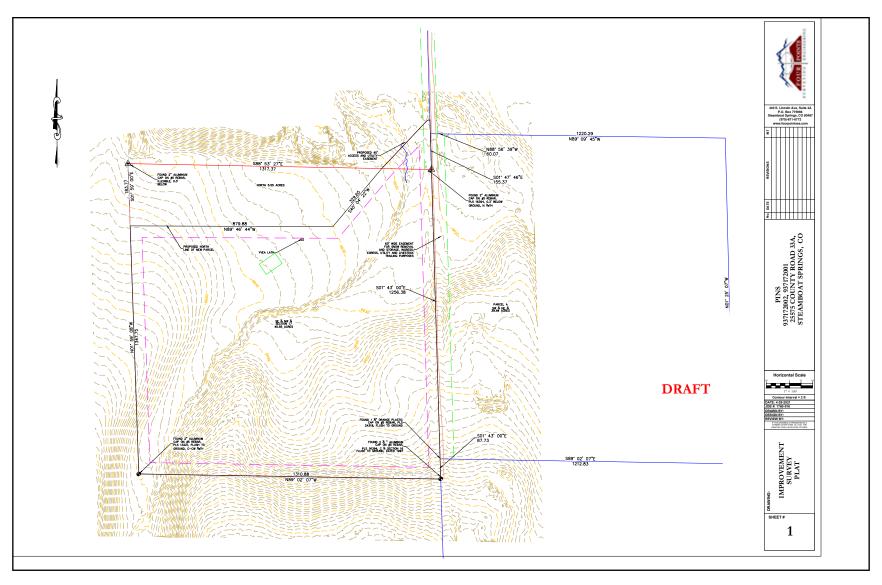






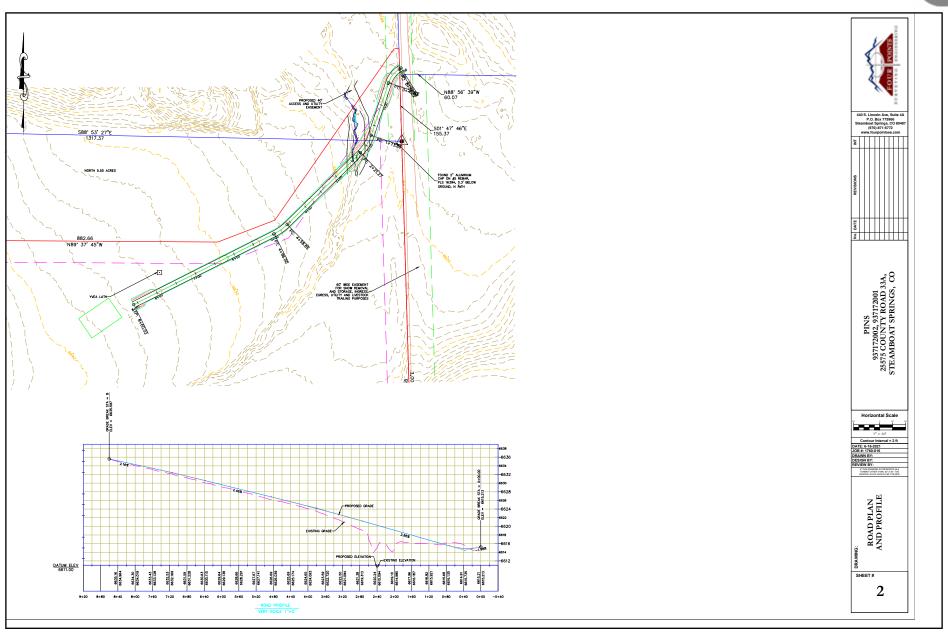




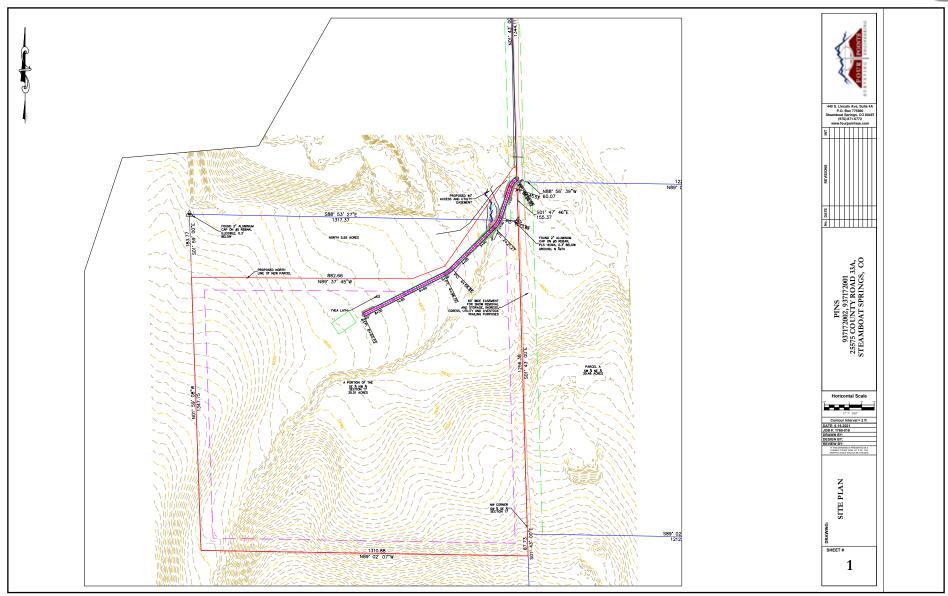


















PROPERTY BOUNDARIES - 3D







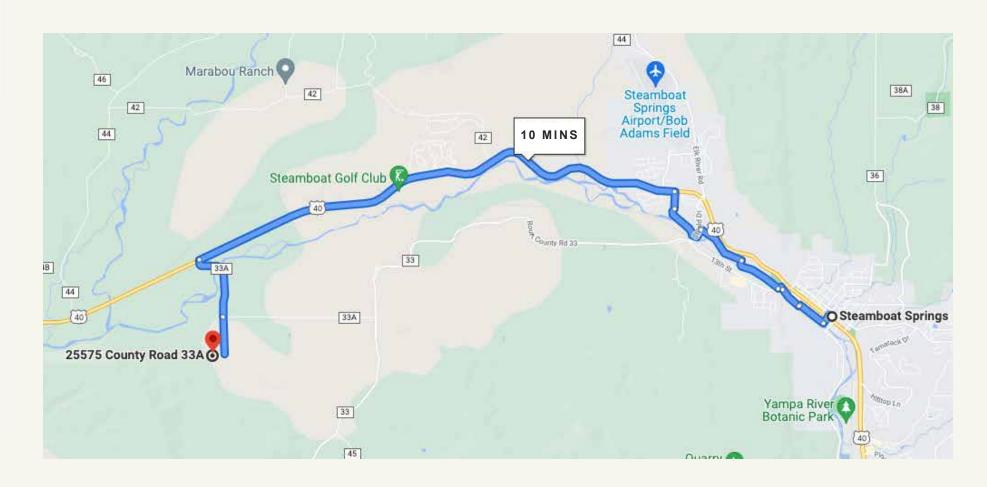












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