



## Meier Four Mile Ranch

205.63 Acres • Park County, CO



### PROPERTY HIGHLIGHTS

- \$1,100,000
- 205.63 + acres
- Taxes: \$176
- 30 minutes from Breckenridge
- Four Mile Creek Frontage
- Touches BLM Land on 2 corners

The 205-acre Meier Four Mile Ranch is located just five miles south of the historic mining town of Fairplay, Colorado in "Southpark" and a short 30-minute drive to world class skiing and amenities in Breckenridge. The parcel is positioned less than one mile off-of US Highway 285 for ease of access and touches an expansive amount of BLM lands on (2) corners. For the trout fisherman, Four Mile Creek meanders through the southern portion of the parcel and provides subirrigation to the bottom meadows. In addition, there is a small pond that appears to hold water year-round. The upper elevations open up to 360-degree mountain views throughout the greater Southpark area and offer numerous future building site possibilities. Existing improvements consist of a cabin and (4) barns/storage buildings. The structures have not been utilized for an extended period, and if improved, could still provide varying levels of utility. Electricity has been extended to the western boundary and the larger parcel is partially fenced. If you're in the market for a recreational retreat offering an abundance of possibilities and located within one and one-half hours of metro-Denver and Colorado Springs, give this one a look. As a bonus, there are numerous public access options on nearby National Forest Service and BLM lands.

To schedule your private tour, call Brent Hedrick or Manny Trujillo.



#### BRENT HEDRICK

Employing Broker - CO & WY  
Associate Broker - NM

719-659-7598  
brent@gwranchandland.com

#### MANUEL "MANNY" TRUJILLO

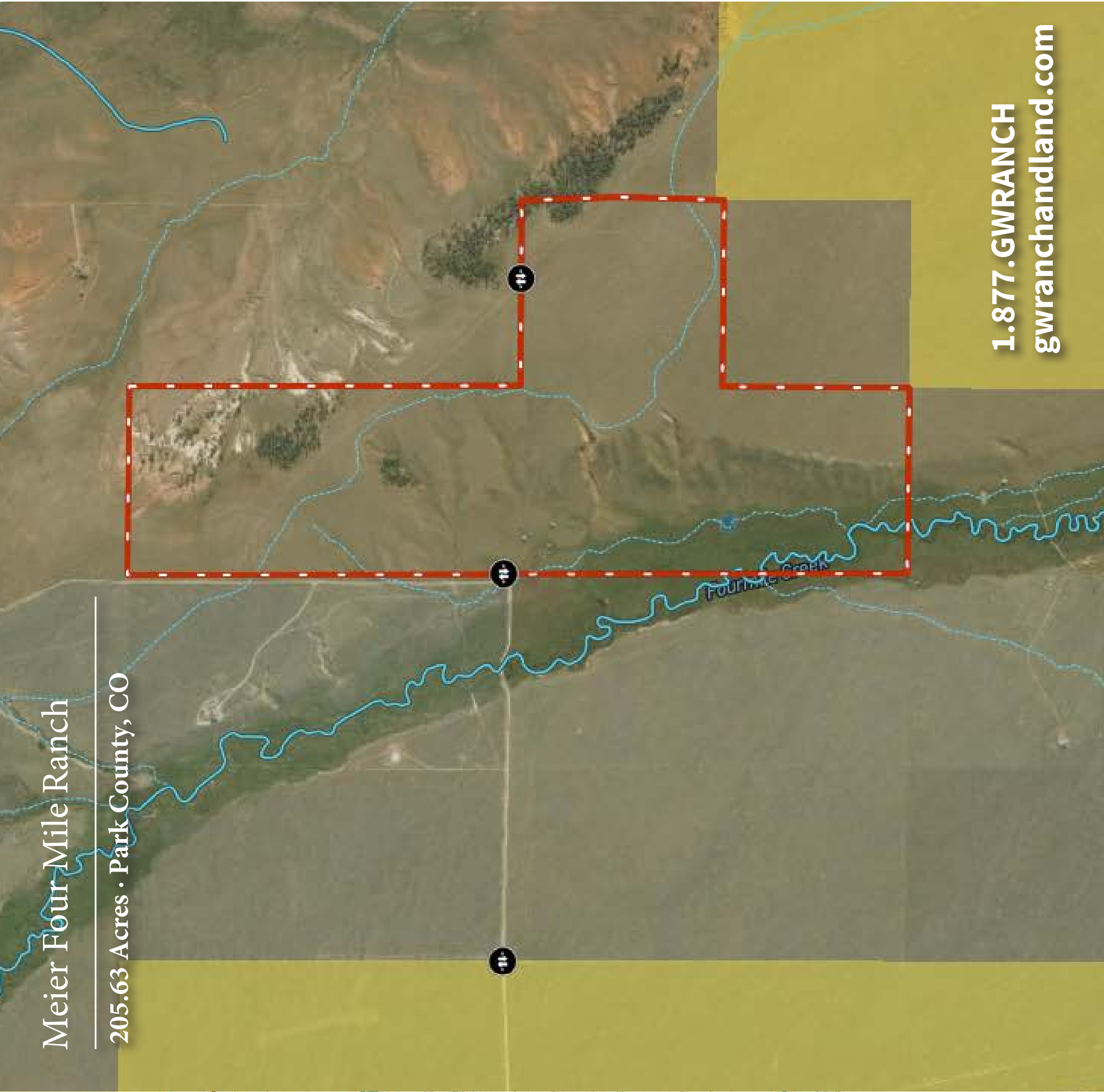
Qualifying Broker - NM  
Employing Level RE Broker Assoc. - CO

719-776-0343  
manny@gwranchandland.com





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