

27-ACRE MOUNTAIN ESCAPE

27 Acres | Creek Frontage | Private Pond | Gated Mountain Retreat | 3763 County Road 43 Bailey, CO 80421

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A Hidden Valley Sanctuary

Nestled deep within the gates of Deer Creek Valley, this extraordinary 27-acre sanctuary offers a rare combination of privacy, water, and topography—just minutes from Bailey, and 40 miles from Denver; yet a world apart. Tucked behind a private gated entrance, this one-of-a-kind legacy parcel offers over 600 feet of Deer Creek frontage, a serene private pond, and a paved driveway winding through a picturesque mountain setting. Properties like this are never mass produced—and in Deer Creek Valley, they are almost never offered for sale.

For those who dream of owning a true Colorado hideaway—where trout rise at dawn and elk graze at dusk—this is your canvas. Whether reimagining the current structures or designing something new, this property offers extraordinary potential in an unmatched location.

27.11 ACRES | MAIN RESIDENCE | GUEST HOUSE | OUTBUILDINGS |

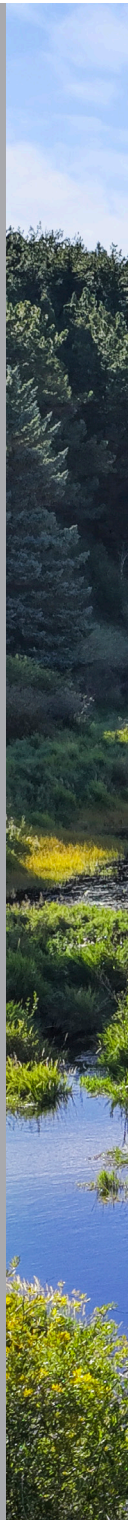




Property Highlights

- 27-Acre private parcel in exclusive Deer Creek Valley
- Well allows for 3-homes
- Over 600 feet of live Deer Creek frontage
- New heavy duty concrete bridge
- Private gated entrance off Deer Creek Road
- Beautiful private pond
- Winding paved driveway through lush terrain
- 5,000 Sf main residence
- Recently remodeled guest house
- Powered by grid-tied solar
- Natural gas connected
- 4 Additional outbuildings
- Zoning allows for a wide array of uses
- Short term rental potential
- Abundant wildlife
- No HOA- in a storybook setting

Whether you're an investor, nonprofit, equestrian, or visionary entrepreneur.
This property is a unique platform for development, income, or simply an exceptional personal mountain retreat.







The Land

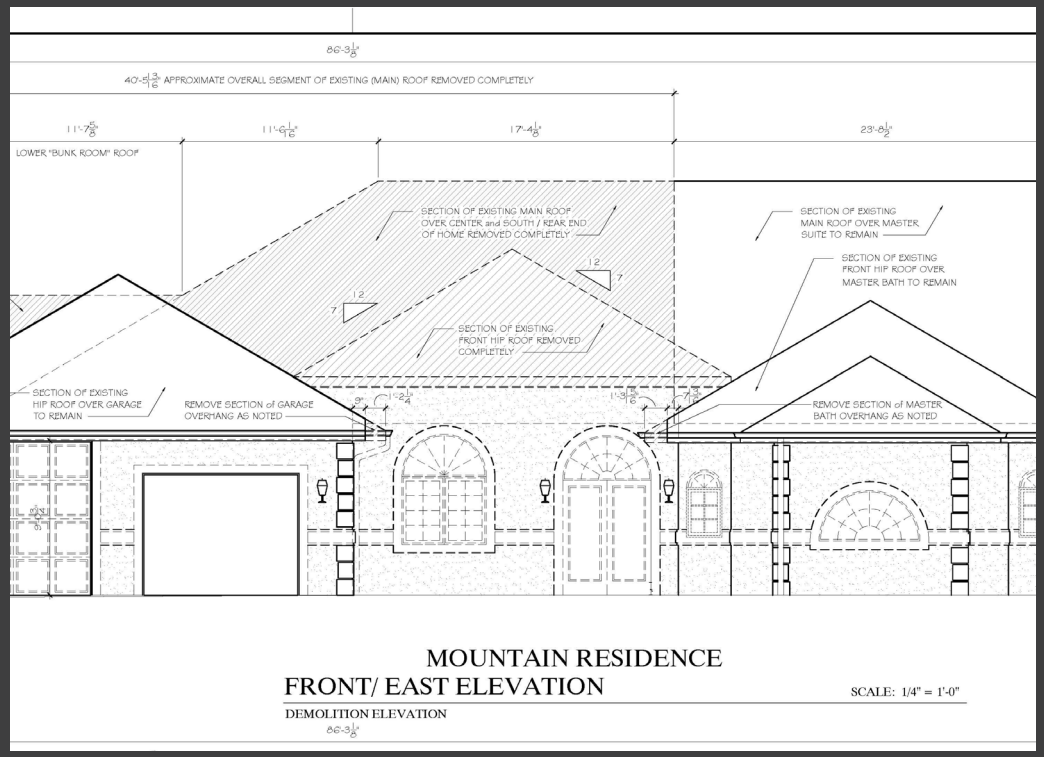
Set in one of Park County's most exclusive and rarely available valleys, this 27-acre property offers a balance of beauty, privacy, and practical usability. With no HOA, and optimal zoning, the land invites you to create your vision—whether it's a peaceful mountain retreat, equestrian homestead, or multi-structure compound.

Tucked behind a private gate and served by a paved driveway, the property combines mature pine trees, gently rolling terrain, and rare water features—including over 600 feet of Deer Creek frontage and a private pond. Wildlife is abundant, and the usable acreage provides ample opportunity for expansion or recreation.

Land Highlights:

- 27 acres of wooded and usable mountain terrain
- Located in coveted Deer Creek Valley
- Over 600 feet of live water frontage on Deer Creek
- Private pond offering seasonal beauty and habitat
- Gated access and paved driveway off Deer Creek Valley Road
- Rolling landscape with level build areas
- Mixture of open space and pine forest
- Frequent wildlife sightings including elk, deer, and moose
- No HOA and extensive private trails







The Residence

The primary residence has experienced interior and partial exterior fire damage. However, much of the core structure remains intact, offering a rare opportunity to rebuild without starting from scratch.

Architectural drawings are available to inspire your vision and help fast-track the process.

Main Residence Highlights:

- 5,126 Finished Square Feet (prior to fire)
- 4 Bedrooms | 3 Bathrooms
- 2-Car Attached Garage
- 1.5-Story Layout with Lofted Apartment
- Upper-Level Living Quarters with Private Access
- Built in 1996
- In-Floor Radiant Heating System
- Interior Fully Stripped—Framing and Walls Remain
- Architectural Plans Included





Properties like this are rarely available—and never replicated. The journey to rebuild will be well worth it.





The Guest House

Set beyond the main residence and tucked off the extended paved driveway, the recently remodeled guest house offers peaceful seclusion and surprising flexibility. Whether you're hosting guests, generating rental income, or seeking a quiet retreat while rebuilding the main home, this private second residence checks all the boxes. With a comfortable, open floor plan and sleeping accommodations for up to eight, it's a fully functional space ready to serve your vision

Guest House Highlights:

- Recently remodeled
- 2-Bed, 1-Bath, Sleeps 8
- Open floor plan with kitchen and bathroom










1 of 2 Bedrooms







The Outbuildings

The property features a series of versatile outbuildings that support storage, hobbies, animals, and future-use flexibility. Whether you're envisioning a self-sustaining retreat, a working mountain homestead, or just need practical storage, these structures are a rare and valuable asset—especially in a location with no HOA and generous land-use allowances.

Outbuilding Highlights:

- Detached Garage With Attached Shop
- Freestanding Storage Shed
- Dog Kennel Ideal For Pets Or Small Livestock.
- Steel Carport For Additional Parking Or Equipment







Shop in Back with separate Entrance

Zoning & Use Potential

A rare 27-acre offering in Bailey, Colorado with expansive zoning allowances—ideal for those seeking to operate, develop, or live on a mountain property with flexibility and freedom. Whether you're planning a personal retreat, rental business, post-secondary education center, or equestrian facility, this property supports a wide array of permitted and conditional uses under current zoning.

Zoning Allows For:

- Single-family or duplex residences
- Guest house
- Daycare, primary/secondary educational facilities
- Agriculture, ranching, and private riding arena
- In-home church or minor home occupation
- County and utility facilities
- Agricultural Use / Ranching
- And many more!

Conditional uses (Subject To County Approval):

- Bed & Breakfast or retreat/conference center
- Veterinary services (small or large animal)
- Post-secondary education or community center
- Animal shelter, kennel, group home
- Neighborhood-scale church or private club
- Recreational facility or emergency services center
- And many more!

For the full list of land use definitions and procedures, please consult the Park County Land Use Regulations.















Guanella Pass

Location & Access

Though tucked away in a secluded valley, 3763 County Road 43 offers direct access via paved roads to Bailey's shops, schools, and services—making it equally suited as a primary residence, weekend retreat, or long-term investment. The property sits just over an hour from Denver, with world-class recreation in every direction.

Location Highlights:
Bailey: 7 Miles
Hwy 285: 4 Miles
Downtown Denver: 47 Miles
Breckenridge: 68 Miles
Denver International Airport: 70 Miles



Denver International Airport



Breckenridge


Surrounded by some of Colorado's best hiking, fishing, and outdoor adventure opportunities.
Mt Evans Wilderness Area







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