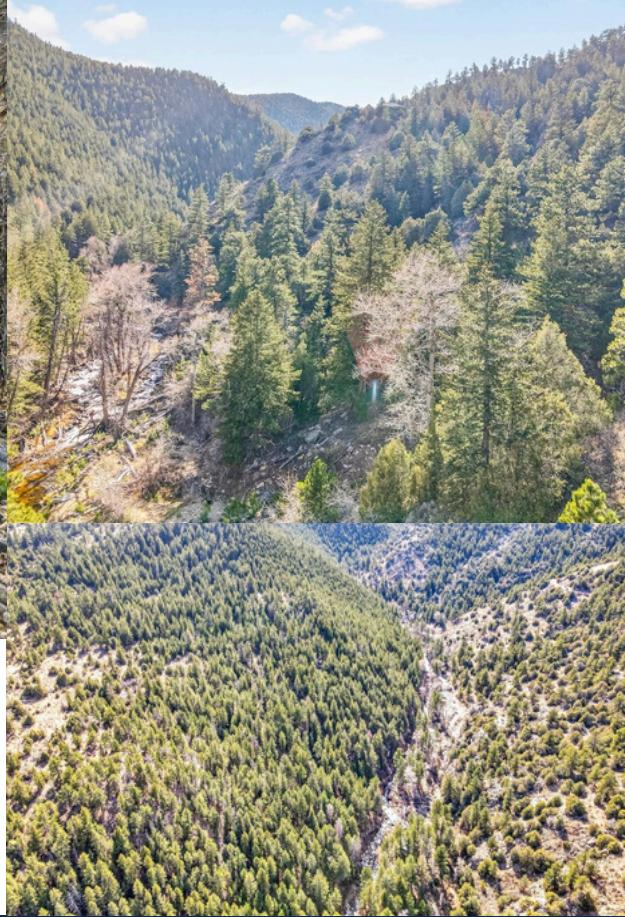




For Sale: \$475,000

600 County Road 102J, Jamestown
33 Acres | Multiple Building Envelopes



33 ACRES OF PRISTINE MOUNTAIN PROPERTY
Borders USFS | Near Main St | Short Drive to Boulder

Rare opportunity to own a truly one-of-a-kind piece of Colorado just outside of Boulder. Spanning nearly 33 acres across three parcels, this exceptional property offers a rare blend of privacy, natural beauty, and endless recreational potential. Bordering both Jamestown Creek and U.S. Forest Service land, the setting provides direct access to miles of hiking, striking rock outcroppings, and the peaceful sights and sounds of nature. The land itself is rich with character, featuring varied terrain, historic mining remnants, and a rustic dry cabin tucked into the landscape—ready for restoration or for a new owner to reimagine. Set at the end of public road, the property offers a true sense of seclusion with convenient, year-round access. Whether you're dreaming of a private retreat, recreational getaway, or long-term investment, this property captures the essence of Colorado.

Jamie Bradley, Listing Agent
720-560-5430 | jamie@petrelliteam.com

THE
BRIAN PETRELLI
TEAM
MetroBrokers

600 County Road 102J, Jamestown

This sale includes three parcels. The main road leading to the property, Ward St, is easily accessible by car to the front entrance of the property. The driveway leading to the cabin is washed out and is now accessible by hiking in only. There are multiple building envelopes near the creek and on the hillsides. Survey in process.

Parcel 1

- 600 County Rd 102J, Jamestown
- Acres: 23.018
- Land Use/Zoning: Residential/F

Parcel 2

- 700 County Rd 102J, Ward
- Acres: 5.197
- Land Use/Zoning: Light Industrial/Non Prod(Patented)-L/M

Parcel 3

- 702 County Rd 102J, Jamestown
- Acres: 4.728
- Land Use/Zoning: Light Industrial/Non Prod(Patented)-L/M

Legal Description

A tract of land in mineral survey 370 Robert Simpson placer, described as follows: beginning at a point from which corner no. 2 of mineral survey 616 Tillotson placer bears n. 75°52' e. 750.45 ft; thence s. 86°45' w. 69.04 ft; thence s. 48°45' w. 74.62 ft; thence s. 62°35' w. 116.69 ft; thence s. 70°21' w. 62.75 ft; thence s. 19°20' w. 77.80 ft; thence s. 14° e. to line 1-2 of said mineral survey 370 Robert Simpson placer; thence along the said line 1-2 of said mineral survey 370, SWLY to corner no. 2 of said mineral survey 370; thence NLY, in a straight line, to corner no. 3 of said mineral survey 370; thence along line 3-4 of said mineral survey 370, NELY to a point from which the point of beginning bears s. 4° 12' w; thence s. 4° 12' w. to the point of beginning. also, Colorado lode mining claim survey no. 19600-a and Colorado mill site survey no. 19600-b, County of Boulder, State of Colorado

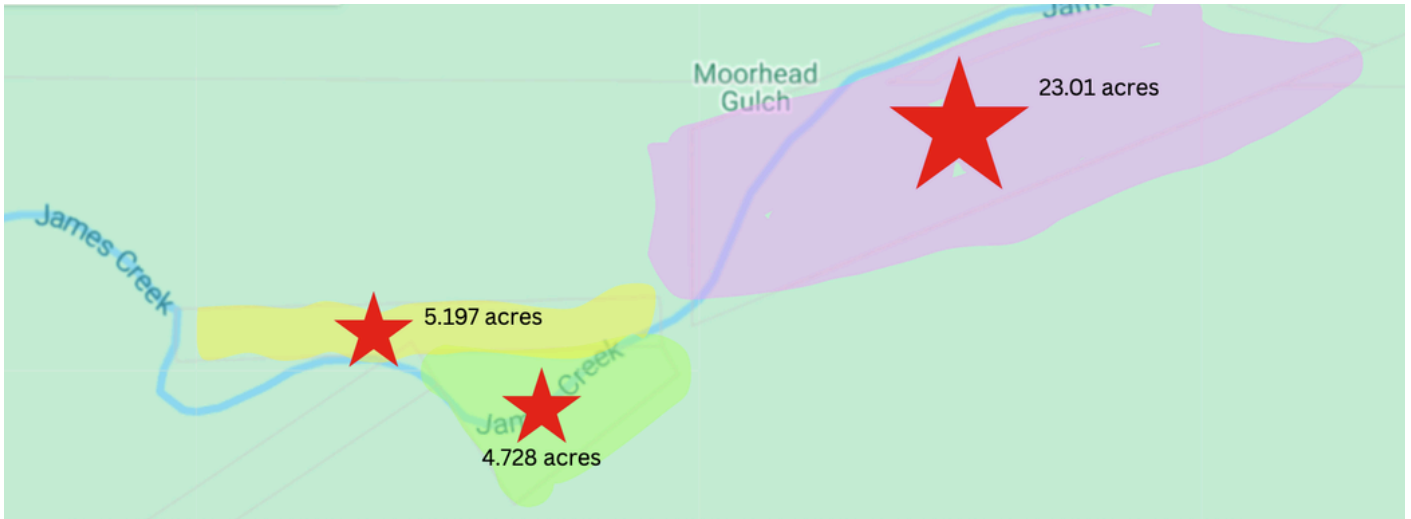
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