

~ FIELD & FARM ~  
Canon City, Colorado (Fremont County)



**Offered at \$179,500**

**Ditch Water Rights ~ No Covenants ~ City Utilities  
~ Farm &/or Livestock Allowed**

**13.45+/- Acres**

Field & Farm is a unique land parcel that offers a farm / ranch style living right off a paved city street! Enjoy the level topography and area mountain views as you farm, ranch &/or build the dream home/barn. With 13+ acres, you have plenty of room for everything! The purchase price includes thirteen (13) shares of Canon City and Oil Creek Ditch Company Water. The water rights can be used for any agricultural purpose - farm crops, fruit orchards, flowers/vegetable gardens or paddocks. The property is designated as county land, has no covenants and is partially fenced. Livestock is permitted. Located just on the outskirts of the mountain town of Canon City, it is convenient to all city amenities such as groceries, restaurants, schools, shopping, medical care and work. In addition, there are numerous local attractions for all ages such as the Royal Gorge, water rafting & fly fishing on the Arkansas River, Riding Stables, Dinner Trains, the Winery at Holy Cross Abbey (& much more) to be enjoyed. Field & Farm could be the place to put down those roots and get back to the basics of life – a place for family, work and recreation!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Glorious Aspen Groves**



**Outdoor Entertaining**

Contact Listing Broker: Vicki Garrisi | 719.237.1240 (Cell) | Info@TrueWestColorado.com



**TrueWestColorado.com**  
821 West Lafayette Avenue, Ste 100  
Woodland Park, CO 80863

Featured Property on  
**SportsAfieldTrophyProperties.com**



The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.

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PROPERTY DETAILS

**Improvements**

Structure (s): None  
Well (s): None  
Water Rights (other than well): 13 Shares Oil Creek Ditch  
Irrigation Water  
Mineral Rights: None  
Utilities: Underground Electric, Phone, Cable, Satellite Internet / TV  
Septic: None  
Fencing: Perimeter  
Gate: No

**Acreage**

13.45+/-

**Land Attributes:**

Live Water: None  
Mountain Views: Wet Mountains  
Other Views: Meadows  
Topography: Level  
Tree Coverage: None  
Vegetation: Wild Grasses, Wildflowers

**Recreation**

On-Site: Wildlife Viewing, Camping, Equestrian, Gardening  
Hunting Permitted: Yes  
DOW Area Hunting Unit (s): 69

**Taxes & Zoning**

Annual Taxes (est.): \$225  
Zoning: AG - Suburban  
Lease (s): Grazing  
Protective Covenants: No Covenants, No HOA  
Conservation Easement: None  
Income Potential: Hay, Farming

**Location & Access**

Nearest Town (s): Canon City  
Nearest Airport (s): Colorado Springs, Pueblo, Denver  
Access: Maintained Year-Round. Paved City Street

**Elevation**

5,200 – 5,300 Feet

**Bordering Properties**

Private

**MLS (PPAR/Realtor.com)**

8031235

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