# ~ HUNTER'S HIDEOUT ~

Canon City, Colorado (Fremont County)



Offered at \$269,000

Borders BLM Lands (2) Sides ~ Camp, RV, Hunt, Hike, Fossil Finding Near town & Multiple Family Activities ~ End of Road Privacy

78.14+/- Acres

Hunter's Hideout is filled with opportunities for outdoor adventure! It is bordered on two (2) sides by BLM lands w/ end of the road privacy & no covenants or HOA rules! Terrain is varied with rolling hillsides, hidden canyons & rock outcroppings. Find an abundance of local game (mule deer, elk, bear and turkey) along with a hearty mix of ground cover (pinon, cedar, scrub oak and native grasses) providing a variety of color throughout the year. Enjoy views of Cooper Mountains' timbered slopes and the snow-capped tops of the Sangre De Cristo's along with a numerous other buttes, ridges and hilltops. Approximately 3,000+/-feet of Felch Creek traverses the property and you will find water flowing within its banks during rainy, wet seasons. The adjoining BLM land offers some notable local history - the Stegosaurus, a spiked tailed and ridged back dinosaur, once called this area their home. A nearly complete Stegosaur was excavated from these BLM lands in the early 1990's and now resides in the Prehistoric Journey exhibit at the Denver Museum of Nature and Science. Step off your land and onto thousands of BLM acres that welcome your exploration, hunting, hiking, horseback riding or fossil finding (BLM permits required for some specimens). The property could be used for its exceptional hunting or other outdoor recreation, camping with tent or RV, building a getaway cabin or full time home, ranching activities and more! If your plans do include building, the Seller will grant an easement for electric & phone. In addition, the adjoining 102+/- acres of vacant land is also available! Located off a paved county road and close town it offers a great "jumping off" point for numerous excursions & a broad spectrum of recreational opportunities for all ages - fishing, rafting, zip lines, train rides, river walks. Hunter's Hideout is the perfect place to practice your hunting skills and to also create other adventures to uncover its many hidden treasures!



Ranches ~ Land ~ Homes ~ Cabins Central Colorado Mountains



TrueWestColorado.com 719.687.9200 (Office)

### **COLORADO LAND FOR SALE**



**Wonderful Views** 



**End of Road Privacy** 

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



TrueWestColorado.com

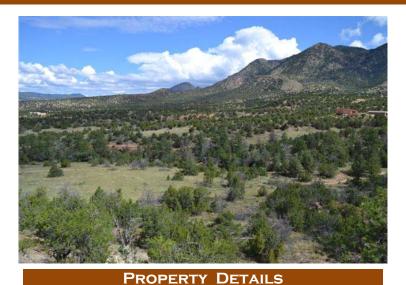
821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

Featured Property on **SportsAfieldTrophyProperties.com** 



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### **Improvements**

Structure (s): None Well (s): None

Water Rights (other than well): None

Mineral Rights: None

Utilities: None. Seller to Provide Utility Easement to Property

Line

Septic: None

Fencing: Perimeter, Partial - Barbed Wire

Gated: No

### **Acreage**

78.14+/-

#### **Land Attributes:**

Live Water: Seasonal - Felch Creek - 3,000+/- Ft

Mountain Views: Cooper Mountain, Sangre De Cristos, Other

Area Mountains

Other Views: Timbered Mesa, Rock Outcroppings, Rock Bluffs Topography: Level, Rolling Hillsides, Rock Outcroppings

Tree Coverage: Light – Ponderosa, Pinon, Cedar

Vegetation: Native Grass, Scrub Oak, Cactus, Wildflowers

### Recreation

On Site: Big & Small Game Hunting, Hiking, Wildlife Viewing,

Camping, RV, Rock Climbing Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

### **Taxes & Zoning**

Annual Taxes (est.): \$19 Zoning: A-1 Agricultural Lease (s): None

Protective Covenants / Amenities: No Covenants, No HOA

Conservation Easement: None - Potential Exists

Income Potential: Ranching, Farming

#### **Location & Access**

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

#### **Elevation**

5,930 - 6,000 Feet

## **Bordering Properties**

BLM (2) Sides, Private

# MLS (PPAR/Realtor.com)

4531965

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