

~ MOUNTAIN SURROUND ~  
Canon City, Colorado (Fremont County)



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



TrueWestColorado.com  
719.687.9200 (Office)

COLORADO LAND FOR SALE

Offered at \$125,000

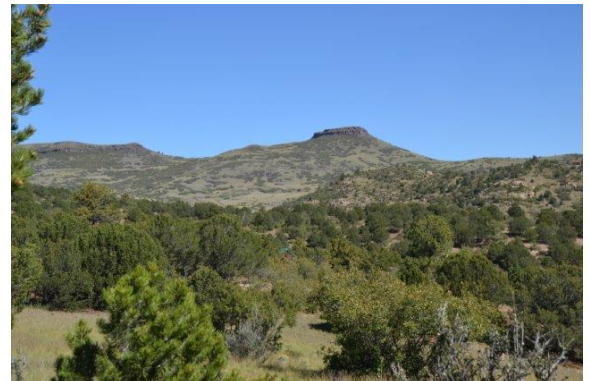
**Surrounded by (3) Mountain Ranges ~ Minutes Away From BLM  
Public Lands ~ Peaceful Setting with Multiple Build Sites ~  
Community Pond and Gazebo**

**35.50 +/- Acres**

Mountain Surround is truly a prize recreational-residential property in an amazing setting! From one of several build sites, you have astounding views of the Pikes Peak, Sangre De Cristo and Collegiate Peak Mountain Ranges! Other views include Cap Rock, Big Baldy, Delilah Peak, Thompson and Rice Mountains, unique rock outcroppings and lush valleys. Its topography is rolling, sloping native grassland (suitable for grazing) with frequent stands of pinon pine and gamble oak along with scattered Ponderosa Pine. Set in a quiet ranch community just a few miles from paved county roads, it has an easy commute for work, business, pleasure or building venues. Partial fencing and underground electric and phone are at its boundary lines to help make that dream home or cabin a reality. Here, it is easy to imagine a laid-back lifestyle, sunrises and sunsets, lazy days of blue skies and night skies filled with stars and laughter. Thousands of acres of BLM recreational lands are minutes away. Located approximately 30 minutes from Canon City, you can explore nearby recreation such as fly-fishing and river rafting on the Arkansas River, skiing in Monarch, hiking, hunting, riding in nearby public lands; or, other activities: antiquing in quaint mountain towns, small stakes gaming, melodramas, dinosaur museums, historic tours, casual to fine dining. The diversity of the region creates a lot of opportunities for fun – no matter what time of year or the ages of your family or friends. Mountain Surround offers a peaceful place for you to unwind and live simply - enjoy all it has to offer!



Sangre De Cristo Views



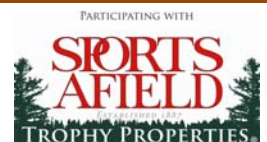
Cap Rock Mountain

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): No  
Mineral Rights: None  
Utilities: Underground Electric & Phone at Property  
Line, Propane, and Satellite Internet / TV Available  
Septic: None  
Fencing: One Side – Barbed Wire Gated: Log Entry  
Gated: Yes

**Acreage**

35.50 +/-

**Land Attributes:**

Live Water: None. Community Pond For Owners  
Mountain Views: Pikes Peak, Sangre De Cristo's, Collegiate  
Peaks, Cap Rock, Big Baldy, Delilah Peak, Thompson and Rice  
Mountains  
Other Views: Timbered Hillside, Rock Outcroppings, Valley,  
Meadows  
Topography: Rolling Hillside, Rock Outcroppings, Meadows  
Tree Coverage: Light – Pinon & Gambel Oak, Scattered  
Ponderosa Pine  
Vegetation: Native Grass, Wildflowers

**Recreation**

On-Site: Equestrian, Camping, Hiking, Wildlife Viewing  
Hunting Permitted: No  
DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$13  
Zoning: Ag Land  
Lease (s): Grazing  
Protective Covenants / Amenities: Yes, Longhorn Ranch / Road  
Maintenance, Entrance  
Income Potential: None

**Location & Access**

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

**Elevation**

8,380 – 8,450 Feet

**Bordering Properties**

Private

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

1925904

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