

~ BUCK STOP ~
Canon City, Colorado (Fremont County)



Offered at \$79,000

Snow-capped Scenery ~ Big Game ~ Home / Cabin Site ~ No Covenants

38.29 +/- Acres

Is the one stop for the outdoor adventurer who enjoys wide open spaces and BIG views of the Colorado Rocky Mountains! The snow-capped Sangre de Cristo Mountains will rise up to greet you from nearly every angle of this property. Rolling, grassy terrain dotted with scrub oak, pinon & ponderosa pines provides an excellent habitat for roving herds of wildlife including mule deer, big horn sheep, antelope and elk. Watch the sun dance across its buttes, valleys and rock formations & absorb the peace and simplicity of an ancient land. This property has no covenants - you could build that ideal home or cabin from on one of the many building sites and start living the lifestyle of your dreams. Until then, have the benefit of horseback riding, camping and hunting (on your very own Colorado mountain property!) or on the nearby BLM Lands. Enjoy legendary fishing and white water rafting in the Arkansas River, site seeing at the Royal Gorge, small stakes gambling in Cripple Creek, or travel the numerous scenic byways – all less than 30 minutes away. Mild winters with easy access via County maintained, level roads will allow you to come and go as you please. The property is located in the very heart of central Colorado. Stop at the Buck Stop...a great place to recreate, “settle down” or just explore!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Scrub Oak & Rolling Vistas



Rock Outcroppings

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):

- Shed: 8' x 12'

Well (s): None

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric Nearby, Phone at Property

Septic: None

Fencing: None

Acreage

38.29+/-

Land Attributes

Live Water: None

Mountain Views: Pikes Peak, Sangre De Cristo's, Mt. Pisgah.

Other Views: Timbered Hillsides, Rock Outcroppings, Valley, Meadows

Topography: Level, Rolling, Steep Hillsides, Rock Outcroppings

Tree Coverage: Light – Ponderosa, Pinon

Vegetation: Wild Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On-Site: Hiking, Wildlife Viewing, Camping, Equestrian, Hunting (Big Game)

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$720

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants: No Covenants, No HOA. Deed Restrictions

Conservation Easement: None

Income Potential: Ranching, Outfitting, Hunting

Location & Access

Nearest Town (s): Canon City, Pueblo, Colorado Springs

Nearest Airport (s): Colorado Springs, Pueblo, Denver

Access: Maintained Year-Round. Paved County Road to Gravel County Road to Driveway

Elevation

8,360 - 8,600

Bordering Properties

Private

MLS (PPAR/Realtor.com)

600002

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