



Pine Valley Cabin, Las Animas County, Colorado, 13.3 Acres

\$120,000

- Big Game, House, Timberland, Wildlife Viewing

Escape to the mountains with this one-room plus loft cabin situated on 13+ acres of thickly wooded land just outside Weston, Colorado. The land consists of two deeded 6+ acre lots of wooded acreage with unique rock formations towards the back of each lot.

Originally built from a KOA-style kit and assembled on site, this dry cabin offers a true off-grid experience with no plumbing or electrical, giving you the freedom to enjoy life unplugged. Inside, you'll find an open floor plan with a sleeping loft above and a wood stove to keep the space cozy on crisp fall evenings or snowy winter nights. While the cabin does need some personal attention—including cleanup and a new deck—it provides a solid starting point for creating your own mountain retreat. The surrounding acreage is a mix of pine trees and massive rock outcroppings and is perfect for exploring, camping, wildlife watching, or simply enjoying peace and privacy. Whether you're looking for a hunting basecamp, a weekend escape, or a rustic project to make your own, this property delivers the space and setting to bring your vision to life. A rare opportunity to own a private mountain getaway in one of southern Colorado's most beautiful landscapes and a great spot to enjoy with family and friends! There is no HOA or property covenants.

The property is situated on a private gravel road just off County Road 31.9 and approximately 13 miles to Weston, Colorado and the Scenic Highway of Legends. The property does not have a well and the area is off grid. There is an older septic system, but the Seller is not aware of its size or specifications. There is also a buried cistern for water storage that the current Seller has not used. The cabin is sold "as is" with all equipment and furniture included.

The land is a recreational haven for many activities. Located only minutes to the Spanish Peaks Wilderness Area, the Scenic Highway of Legends, and Monument Lake, this property offers a central location for hiking, camping, hunting, fishing and family fun.

Main Info

- Street Address : 11577 Chipmunk Trail
- Lot Size Acres : 13.3 Acres
- Postal / Zip Code : 81091
- Dwelling : Yes
- State / Province : Colorado
- County : Las Animas
- Closest City : Weston

Taxes

Tax Year : 2024

Estimated Taxes per year are \$280.00

Broker Info



Jeff Switzer

(P:) **719-963-2513**

(M:) **719-963-2513**

jswitzer@rmranchland.com

rmranchland.com



Jeff Switzer, Owner and Managing Broker, Accredited Land Consultant (ALC), founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 30 years of experience to the real estate business, and his love of the land and the outdoors extends through his business practices. He is a licensed employing level real estate broker in Colorado and Florida and is a member of the Pikes Peak Association of Realtors, National Association of Realtors, and Realtors Land Institute. Jeff has also earned the prestigious Accredited Land Consultant (ALC) designation through the Realtors Land Institute. He has worked in every facet of the land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. Jeff currently serves on the Sports Afield Trophy Properties Planning Council. His experience has taken him to nearly every region of the United States and since 1995 he has acquired or managed the development and sale of numerous ranches throughout Central and Southern Colorado. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch and farm management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. Jeff has the knowledge and experience to implement the latest and most innovative marketing strategies for sellers and identify the best values in the real estate market for buyers.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."