



Rolling Hills Ranch, Fremont County, Colorado, 155.00 Acres

\$450,000

- Agriculture, Big Game, Equestrian, Mineral Rights, Off-Road, Wildlife Viewing

This listing presents the rare chance to own 155± acres just 10 minutes from downtown Cañon City. Scenic land in south central Colorado that is a stones throw from BLM land and Colorado recreation. Enjoy easy year-round access with county road frontage, located only one mile from paved Highway 50. This land is only minutes from publicly accessible BLM land with ATV/UTV trails as well as the Arkansas River which offers gold medal trout fishing and world class white water rafting. This is the perfect opportunity for someone seeking a secluded property that remains conveniently close to a historic Colorado town with restaurants, shopping, recreation, and medical facilities. This fully fenced property features rolling hills, open meadows, and beautiful views of the surrounding foothills and high country. Originally a family homestead that has been in the same family for generations, this property has no covenants or HOA and offers numerous options for building or development. The land has an active grazing lease that helps keep the annual tax burden low. Electricity is available along a well maintained county road. With such close proximity to the Arkansas River, The Royal Gorge, and public lands there are endless recreational opportunities here. Go off-roading, hunting, or hiking along the BLM trails nearby. Go fly fishing on the Arkansas River. Take a white water rafting trip or a train ride through the Royal Gorge. Large acreage parcels with close proximity to town are uncommon and this one stands out for its convenience, beauty, and potential.

- Street Address : 601 County Road 69
- Lot Size Acres : 155.00 Acres
- Postal / Zip Code : 81212
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 99927114
- County : Fremont
- Closest City : Canon City

Taxes

Tax Year : 2024

Estimated Taxes per year are \$75.00

Broker Info



Cody Switzer

(P:) [719-900-8012](tel:719-900-8012)

(M:) [719-900-8012](tel:719-900-8012)

cswitzer@rmranchland.com

rmranchland.com

Cody is a seasoned land broker with deep roots in the Colorado land market. Growing up immersed in the land business, he has developed extensive knowledge of mountain, recreational, and ranch properties, making him a trusted guide for clients seeking their ideal piece of Colorado. An avid outdoorsman, he enjoys fly fishing, backpacking, skiing, and snowboarding, embracing the same landscapes that inspire his work. His passion for the outdoors translates into a genuine commitment to helping clients find properties that can be enjoyed for generations to come. As a proud member of the Pikes Peak Association of Realtors, he combines professional expertise with local insight to deliver a seamless and rewarding real estate experience. Whether you're buying or selling land, he's dedicated to helping you achieve your goals in the beautiful state of Colorado.

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