



**Schubarth Trail Retreat, El Paso County, Colorado, 20.00 Acres**

**\$389,000**

- Agriculture, Big Game, Fishing, Lake/Pond, Off-Road, Pond, Snow sports, Timberland, Water Sports, Wildlife Viewing

Opportunities like this are getting harder to find! 20± acres just 15 minutes from Woodland Park in the highly sought-after Rampart Range area, with close proximity to Rampart Reservoir. Situated within a private, gated section consisting of only a handful of other parcels, and positioned between National Forest and the Farish Recreation Area, the level of seclusion is unmatched while still being close to town. Although it does not directly adjoin national forest, access to the expansive Pike National Forest is just moments away. The foliage consists of a mix of mature ponderosa pines, large sections of aspen groves, and open meadow which creates both privacy and functionality. Portions of the land are already fully fenced, including a meadow well-suited for horses or livestock. Views of Pikes Peak add to the setting and the appeal. This property is well-positioned for a recreational retreat, basecamp, or future homesite, with immediate access to hiking, horseback riding, hunting, and water recreation nearby. Improvements include an unpermitted garage-style outbuilding, ideal for storage or workshop use. A water well (approx. 4 GPM) is installed with a pump that's supported by a small solar setup. No HOA or covenants! Located in El Paso County with convenient access to Woodland Park. No open access for drivebys, please contact listing agent directly to set up a showing. The property is located about 15 minutes from Woodland Park. Historical access along Schubarth Trl aka Forest Service Road 307. El Paso County does not recognize this as a county road and it is unmaintained throughout the winter season. Household Use Well (4GPM) Pump installed on well. Small solar setup which powers well pump. Unpermitted outbuilding (could be use for garage or storage space). Partially fenced for grazing livestock or horses. With such close proximity to Pike National Forest this area is a haven for recreational activities including horse back riding, ATV use, hiking, exploring, camping, star gazing, or just relaxing with friends and family. Rampart range reservoir is less than a mile away for water recreation including fishing, kayaking, or paddle boarding. Abundant wildlife is seen on and around the ranch including elk, mule deer, and turkey.

## Main Info

- Street Address : Schubarth Trl
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 80863
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 8200000091
- County : El Paso
- Closest City : Woodland Park

## Home Info

- Elevation : 9200 ft

## Taxes

Tax Year : 2025

Estimated Taxes per year are \$2,336.00

## Broker Info



### Cody Switzer

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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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