



Taylor Trail Overlook, Fremont County, Colorado, 35.2 Acres

\$175,000

- Agriculture, Off-Road, Wildlife Viewing

35 acres with great access, established build sites, and sweeping mountain views in the gated Delilah Peak community. Located less than one mile from the entrance and close to paved roads, this land is camp-ready today with a 5th wheel and shed already in place. With two excavated sites, multiple access points, and nearby BLM land, it's set up for a home, retreat, or basecamp from day one.

35 acres in the gated Delilah Peak community with close proximity to paved road access along CR 2. Significant excavation work has been completed along with proper drainage installation. The lower driveway leads to a large excavated build site that can accommodate a home or cabin. From there, the same driveway continues to a second, smaller site suitable for a workshop or garage. A second driveway leads to the upper portion of the land, offering 360-degree views of the surrounding mountains and landscapes. This parcel is camp-ready today and includes a well-maintained 5th wheel camper and shed setup for storage. Nearly build-ready with two usable sites already established. A diverse mix of terrain features rolling hills, rock outcroppings, and a healthy blend of towering pines and scrub oak. The land offers both character and usability, with multiple options for future improvements. Delilah Peak Ranch has minimal restrictions. Trash service is included in the dues, along with road maintenance for the community. Take in expansive views in every direction, overlooking surrounding hills and mountain ridgelines. Whether you're looking for a mountain getaway, a basecamp, or a homesite this property checks a lot of boxes. This parcel is situated less than one mile from the gated entry way into Delilah Peak, and less than 2 miles from paved CR 2 (Tallahassee Rd), providing convenient year-round access with limited gravel road travel. Driving distance is 30 minutes from Canon City and an hour and 15 minutes to Colorado Springs which would be the closest public airport.

Publicly accessible Bureau of Land Management (BLM) land is located nearby, offering additional space for recreation and hunting possibilities. The property is located in GMU 58, which is known for having healthy amounts of mule deer and elk.

Pronghorn thrive here as well, with some of the biggest bucks found on private land. Each year hunters harvest strong numbers of bull elk. Camp-ready setup with a well-maintained 5th wheel camper included in sale. Storage Shed included for equipment and gear. Multiple access points to different areas of the land with existing infrastructure that significantly reduces future site prep costs. \$40,000 worth of dirt work has been completed including the installation of metal corrugated drainage piping. Two established gravel driveways with completed excavation. Proper drainage installation to support long-term access and usability Two excavated build sites:

Main Info

- Street Address : 357 Taylor Trail
- Lot Size Acres : 35.2 Acres
- Postal / Zip Code : 81212
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 99704674
- County : Fremont
- Closest City : Canon City

Taxes

Tax Year : 2025

Estimated Taxes per year are \$17.00

Broker Info



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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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