



## Ketchum Road Hideout, Huerfano County, Colorado, 55.8 Acres

\$415,000

- Agriculture, Big Game, House, Off-Road, Snow sports, Wildlife Viewing

Discover your dream retreat or primary residence within the picturesque mountains and valleys of Majors Ranch. This parcel spans an expansive 55 acres with diverse terrain and ample space for hiking and exploring. There is an additional road that allows access to the elevated section of the lot. From the high-point of the property there are breathtaking views of the surrounding landscape. 360 degree views of snow capped mountains in almost all directions including Silver Mountain, Badito Cone, and The Spanish Peaks. Tons of wildlife roaming through here including elk, mule deer, pronghorn, turkey, and bear. Majors Ranch also has private access to the BLM land along Silver Mountain which makes this a prime hunting getaway.

### Improvement Roundup

- 1200 sq ft home with metal roof and siding
- 1,000 gallon septic system with leach field
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- 1,500 gallon cistern plumbed into home
- Electricity on site and connected
- Fenced on three sides of the property

Contact us for more information!

### Main Info

- Street Address : 491 Ketchum Rd
- Lot Size Acres : 55.8 Acres
- Postal / Zip Code : 81089
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 474630
- County : Huerfano
- Closest City : Walsenburg

### Home Info

- Year Built : 2023
- Building Features : Other Storage
- Square Feet Main House : 1200 square feet
- Baths : 1
- Bedrooms : 2
- Elevation : 7000ft

This newly constructed home features a built-to-last metal exterior & roof with a large covered porch area in the front. The interior has an open concept floor plan with vaulted ceilings. The infrared radiant heater keeps the well insulated space warm in the winter. The tucked away build site has tree coverage which grants protection from the elements and allows it to stay cool in the warmer months.

Tons of build-able space here! Make this your guest cabin and build a larger home! Blue conex container is owned and transfers with sale of property however white conex container is leased and will not be included.

### Broker Info

Cody Switzer

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**Rocky Mountain Ranch & Land**

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Having grown up around the land business here in the beautiful state of Colorado, I'm very familiar with mountain, recreational, and ranch land. I'm an avid outdoorsman; Fly fishing, backpacking, snowboarding/skiing are some of my favorite activities. It would be a pleasure to work with you to help find that perfect property that can be used for many years to come. He is a member of the Pikes Peak Association of Realtors.

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