

## Sports Afield Trophy Property

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### **Black Hills Prairie 40 Acre, Huerfano County, Colorado, 40.68 Acres**

**\$39,500**

- Agriculture, Big Game, Equestrian, Off-Road, Upland Bird, Wildlife Viewing

40.68 acre parcel right along a well maintained County Road. Access to electricity and No HOA! The land features high native grasses, perfect for grazing horses or livestock. In the summer, the native vegetation turns a lush green, enhancing the regions natural beauty. Peaceful and quiet, the property offers stunning 360-degree views of the surrounding landscape, including the Spanish Peaks, Silver Mountain, Sheep Mountain, and Badito Cone. No HOA or covenants, giving you the freedom to build, use, or invest in the property on your terms! Additonal 40 acre parcel available that adjoins this one to the West. Buyer has the option to purchase one of the 40 acre lots individually or combine both lots to have an 80+ acre property. Both parcels have legal access points.

**Main Info**

- Postal / Zip Code : 81089
- State / Province : Colorado
- County : Huerfano
- Closest City : Walsenburg
- Lot Size Acres : 40.68 Acres
- Dwelling : No
- (Assessor) Parcel Number : 43379

## Taxes

Tax Year : 2024

Estimated Taxes per year are \$429.00

## Broker Info

Cody Switzer

**Cody Switzer**

**Rocky Mountain Ranch & Land**  
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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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