

~ MAJESTIC PEAKS ~
Canon City, Colorado (Fremont County)



Offered at \$102,000

Snow-capped Scenery ~ Big Game ~ Home / Cabin Site ~ No Covenants

36.96 +/- Acres

Is a park-like setting and panoramic views including the Sangre de Cristo's, Pikes Peak and neighboring timbered hillsides will make you feel like you're a million miles away! Tucked in amongst huge tracks of BLM Lands and area ranches this acreage provides a great escape to forget about your worries, relax and enjoy the solitude and serenity of the rural Colorado mountains. Meandering through clusters of gamble oak and pinion pine is a well manicured driveway leading to an amazing build site. Much care has been taken to make the site efficient and organized. Park your RV and connect to electric, phone and propane to begin your stay. You will also find a storage shed, parking area for horse, ATV trailers, hitching posts, a cowboy campfire pit; and, believe it or not, a compost outhouse not too far away. The land is gently sloping with grassy meadows, private enclaves and some large ponderosa pines that add to its personality and charm. The rolling terrain is easily traversable and beckons you to take that meandering horseback ride, hiking or hunting excursion and to watch for trophy mule deer and other native wildlife that visit the property. It is also filled with gamble oak which offer a spectacular array of vibrant colors in the fall. Large tracts of BLM and State Land Sections are just minutes away, providing an even bigger playground for you and yours. The mild area climate with low humidity and ample sunshine will allow you to partake in an endless variety of outdoor activities. The crystal clear blue skies, amazing sunrises, sunsets and star studded nights will also delight you. Located just off a scenic byway, you're only 30 minutes from the amenities of Canon City (shopping, medical care, fishing, white water rafting) and fun in Cripple Creek (small stakes gaming, restaurants, melodramas, historic sites). Majestic Peaks is your great "Colorado Escape"!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Glorious Aspen Groves



Outdoor Entertaining

Contact Listing Broker: Vicki Garrisi | 719.237.1240 (Cell) | Info@TrueWestColorado.com



TrueWestColorado.com
821 West Lafayette Avenue, Ste 100
Woodland Park, CO 80863

Featured Property on
SportsAfieldTrophyProperties.com



The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.

~ MAJESTIC PEAKS ~
Canon City, Colorado (Fremont County)



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

PROPERTY DETAILS

Improvements

Structure(s):

- Storage Shed – 8' x 10'
- Year Built: 2009
- Compost Outhouse

Well (s): None

Water Rights (other than well): None

Mineral Rights: Yes, Partial

Utilities: Electric, Phone, Propane

Satellite Internet / TV

Septic: None

Fencing: Partial Perimeter – 4-Strand Smooth Wire

Gated: Yes

Acreage

36.96+/-

Land Attributes

Live Water: None

Mountain Views: Sangre De Cristo's, Pikes Peak

Other Views: Timbered Hillside, Rock Outcroppings, Valley, Meadows

Topography: Rolling Hillside, Rock Outcroppings

Tree Coverage: Light – Ponderosa, Pinon

Vegetation: Wild Grass, Gambel Oak, Wildflowers

Recreation

On-Site: Hiking, Wildlife Viewing, Camping, Equestrian,

Hunting (Big Game)

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 58

Taxes & Zoning

Annual Taxes (est.): \$8.40

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants: Yes

Fees: Yes - Road, Gate Maintenance

Conservation Easement: None

Income Potential: NA

Location & Access

Nearest Town (s): Cripple Creek, Guffey, Canon City

Nearest Airport (s): Colorado Springs, Pueblo, Denver

Access: Maintained Year-Round. Gravel County Road to Private Gravel to Driveway

Elevation

7,840 to 8,800

Bordering Properties

Private

MLS (PPAR/Realtor.com)

781872

Contact Listing Broker: Vicki Garrisi | 719.237.1240 (Cell) | Info@TrueWestColorado.com



TrueWestColorado.com
821 West Lafayette Avenue, Ste 100
Woodland Park, CO 80863

Featured Property on
SportsAfieldTrophyProperties.com



The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.