

~ GALLOPING FISH ~  
Canon City, Colorado (Fremont County)



**Offered at \$615,000**

**Borders Arkansas River & Fourmile Creek ~ Campsite Surrounded by Cottonwoods ~ Farm / Ranch Land ~ Ditch Water Shares ~ No Covenants**

**53.81 +/- Acres**

Is a unique find with both the Arkansas River and Fourmile Creek at its boundary lines! Imagine fishing from the banks of your own private shorelines, soaking in the 300+ days for sunshine, watching the river flow by or enjoying the lovely views of area mountains! The property also boasts of a natural campsite formed by mature Cottonwood trees that is situated at the edge of Arkansas River. The terrain is flat, with elevation of around 5200 feet and a growing season starting in April and ending in October – it is a great place for farming or ranching activities. Utilize the existing irrigation ditches to shape it into an upscale working farm and ranch, riverside retreat or equestrian facility. The property currently has agricultural zoning with no covenants. One of many building sites could be chosen to start that dream home or getaway cabin. Underground electric and phone are at the property line and access is from paved city streets – just off a cul-de-sac that provides end of the road privacy. Additional and adjoining acreage is also available. The property is located just beyond the Canon City limits, it offers year-round recreation with mild winters, numerous amenities and nearby attractions; including more than 7 miles of equestrian and walking trails on the Canon City River Walk. Galloping Fish offers an extraordinary opportunity to own riverfront property where you can fish, hunt, farm, ranch, build or recreate!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



TrueWestColorado.com  
719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Arkansas River & Fourmile Creek Frontage**



**Irrigated Hay Meadows with Water Shares**

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.

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PROPERTY DETAILS

**Improvements**

Structure (s):

- Irrigation Ditches

Well (s): None

Water Rights (other than well): Ditch Water Shares

Mineral Rights: None

Utilities: Underground Electric, Phone, Cable, Satellite Internet / TV

Septic: None

Fencing: Partial Perimeter & Cross Fencing - Barbed Wire & Smooth Wire

**Acreage**

53.81+/-

**Land Attributes**

Live Water: Arkansas River – 1,400+/- Ft, Fourmile Creek - 1,200+/- Ft

Mountain Views: Area Mountains

Other Views: Arkansas River, Fourmile Creek

Topography: Level

Tree Coverage: Light - Cottonwood

Vegetation: Hay, Wild Grass, Wildflowers

**Recreation**

On-Site: Fishing in the Arkansas River & Fourmile Creek (Rainbow, Brook, Cutthroat & Brown Trout), Rafting,

Canoeing, Kayaking, Hiking, Wildlife Viewing, Camping, Equestrian, Hunting (Big Game & Waterfowl)  
Hunting Permitted: Yes  
DOW Area Hunting Unit (s): 69

**Taxes & Zoning**

Annual Taxes (est.): \$899

Zoning: AG - Suburban

Lease (s): None

Protective Covenants: No Covenants, No HOA

Conservation Easement: None

Income Potential: Hay, Farming, River Fishing, Rafting

**Location & Access**

Nearest Town (s): Canon City

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

Access: Maintained Year-Round. Paved City Street

**Elevation**

5,200 - 5,300

**Bordering Properties**

Private

**MLS (PPAR/Realtor.com)**

4078767

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