

**~ RUSHING RIVER RETREAT ~**  
Canon City, Colorado (Fremont County)



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**Offered at \$325,000**

**Borders Arkansas River ~ Pond ~ Trophy Fishing  
Camp, Farm, Build ~ Ditch Water Shares ~ No Covenants**

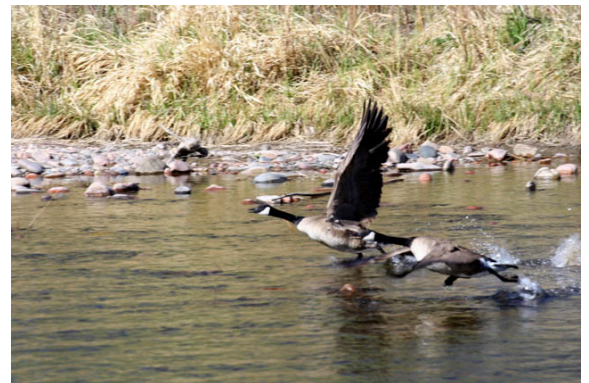
**36.17 +/- Acres**

35+ acres on the banks of the Arkansas River! Camp, build & enjoy trophy fishing, water sports, nearby hiking and equestrian trails! This property has so many possibilities – from relaxing to recreation (fish, hunt, horseback riding) to building a dream home not far from city amenities. Its flat terrain would make care of livestock, camping or building or gardening activities relatively easy. Additional adjoining acreage is also available for purchase! The property currently has agricultural zoning with no covenants. Open views of the Arkansas River and area mountains provide a sense of “being away from it all”; however, the property borders the Canon City limits – so, shopping, medical care and entertainment are just minutes away! Access is from paved city streets off a quiet cul-de-sac and underground electric and phone are at the property line. The region boasts of mild winters, 255+ days of Colorado blue skies and numerous nearby attractions that will delight both the young and old. Nearby excursions may include the Canon City Whitewater Park (aka “The Riverwalk”), Royal Gorge Bridge & Park, Garden Park Fossil Area, Dinosaur Depot, Museums, Art Galleries, Fine Restaurants, and the Holy Cross Abbey and Winery. Rushing River Retreat presents an exceptional opportunity to obtain Riverfront property that can be used for immediate enjoyment and for your future plans (retirement, second home or getaway cabin)!

**COLORADO LAND FOR SALE**



**Arkansas River Anyone?**



**Outdoor Entertainment**

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**

36.17+/-

**Land Attributes**

Live Water: Arkansas River – 1,600+/- Ft, Pond

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 (Rainbow, 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.): \$605

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)**

8716969

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