

~ HUNTER'S HIDEOUT ~
Canon City, Colorado (Fremont County)



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



Offered at \$299,000

**Borders BLM Lands (2) Sides ~ Camp, RV, Hunt, Hike, Fossil Finding
Near town & Multiple Family Activities ~ End of Road Privacy**

78.14+/- Acres

Hunter's Hideout is filled with opportunities for outdoor adventure! It is bordered on two (2) sides by BLM lands w/ end of the road privacy & no covenants or HOA rules! Terrain is varied with rolling hillsides, hidden canyons & rock outcroppings. Find an abundance of local game (mule deer, elk, bear and turkey) along with a hearty mix of ground cover (pinon, cedar, scrub oak and native grasses) providing a variety of color throughout the year. Enjoy views of Cooper Mountains' timbered slopes and the snow-capped tops of the Sangre De Cristo's along with a numerous other buttes, ridges and hilltops. Approximately 3,000+/-feet of Felch Creek traverses the property and you will find water flowing within its banks during rainy, wet seasons. The adjoining BLM land offers some notable local history - the *Stegosaurus*, a spiked tailed and ridged back dinosaur, once called this area their home. A nearly complete *Stegosaur* was excavated from these BLM lands in the early 1990's and now resides in the Prehistoric Journey exhibit at the Denver Museum of Nature and Science. Step off your land and onto thousands of BLM acres that welcome your exploration, hunting, hiking, horseback riding or fossil finding (BLM permits required for some specimens). The property could be used for its exceptional hunting or other outdoor recreation, camping with tent or RV, building a getaway cabin or full time home, ranching activities and more! If your plans do include building, the Seller will grant an easement for electric & phone. In addition, the adjoining 102+/- acres of vacant land is also available! Located off a paved county road and close town it offers a great "jumping off" point for numerous excursions & a broad spectrum of recreational opportunities for all ages - fishing, rafting, zip lines, train rides, river walks. Hunter's Hideout is the perfect place to practice your hunting skills and to also create other adventures to uncover its many hidden treasures!



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Wonderful Views



End of Road Privacy

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): None
Well (s): None
Water Rights (other than well): None
Mineral Rights: None
Utilities: None. Seller to Provide Utility Easement to Property Line
Septic: None
Fencing: Perimeter, Partial - Barbed Wire
Gated: No

Acreage

78.14+/-

Land Attributes:

Live Water: Seasonal - Felch Creek – 3,000+/- Ft
Mountain Views: Cooper Mountain, Sangre De Cristos, Other Area Mountains
Other Views: Timbered Mesa, Rock Outcroppings, Rock Bluffs
Topography: Level, Rolling Hillsides, Rock Outcroppings
Tree Coverage: Light – Ponderosa, Pinon, Cedar
Vegetation: Native Grass, Scrub Oak, Cactus, Wildflowers

Recreation

On Site: Big & Small Game Hunting, Hiking, Wildlife Viewing, Camping, RV, Rock Climbing
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$30
Zoning: A-1 Agricultural
Lease (s): None
Protective Covenants / Amenities: No Covenants, No HOA
Conservation Easement: None - Potential Exists
Income Potential: Ranching, Farming

Location & Access

Nearest Town (s): Canon City, Pueblo, Colorado Springs
Nearest Airport (s): Pueblo, Colorado Springs, Denver
Access: Maintained Year-Round. Paved County Road to Driveway

Elevation

5,930 – 6,000 Feet

Bordering Properties

BLM (2) Sides, Private

MLS (PPAR/Realtor.com)

4531965

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