

**~ THE HAY BALE ~**  
Canon City, Colorado (Fremont County)



**Offered at \$165,000**

**Irrigated Hay/Crop Land with Water Rights! ~ (5) Shares Oil Creek Ditch & (2) Shares Hydraulic & Irrigation Ditch ~ 8" Flood Irrigation Pipe (2) Sides ~ No Covenants or HOA ~ City Utilities & Paved Access**

**4.99 +/- Acres**

The Hay Bale would be the perfect fit for the outdoor enthusiast who enjoys working the land. Just under 5 acres, its level terrain and ample water rights, including five (5) shares of the Oil Creek Ditch and two (2) shares of the Hydraulic & Irrigating Ditch, will help make your farming ventures successful. And, it is tractor ready - till, plant, and harvest the crops, vegetables or fruits of your choice. Or, maintain its lush green hay to feed for your livestock - it currently produces 1-2 tons of natural grass hay per year. Full perimeter fencing, gate and the 8" irrigation pipe (used for flood irrigation & located on the south and west sides) are included. Enjoy the regions' mild winters, 255+ days of sunshine, low humidity and blue skies. Access to the property is via paved city street; however, it is county (not city) land with Agricultural Suburban zoning. You have the option of subdividing the property, maintaining 100% of the land as an operating farm/horse property or you may add a single-family home to the site. Electric, phone, water and sewer taps are available along its paved boundary line. There are no covenants or HOA. If you build, your home would not far from city amenities – employment, shopping, medical care and entertainment; such as the Canon City Whitewater Park (aka "The Riverwalk"), Royal Gorge Bridge & Park, Garden Park Fossil Area, Dinosaur Depot, Museums, Art Galleries, Fine Restaurants, Arkansas River (fly-fishing & rafting) and the Holy Cross Abbey and Winery - are just minutes away! The Hay Bale offers so many possibilities – don't hesitate to check this one out!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Irrigated Hay/Crops**



**Paved Access/City Utilities**

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 Ditch (2) Sides  
Well (s): NA; Municipal Water Tap Available  
Water Rights (other than well): Yes  
Five (5) Shares Canon City & Oil Creek Ditch Company  
Two (2) Shares Canon City Hydraulic & Irrigation Ditch Company  
Mineral Rights: TBD  
Utilities: Electric, Phone, Water, Sewer at Boundary Line.  
Satellite Internet / TV Available  
Septic: NA, Municipal Sewer Tap Available  
Fencing: Perimeter – Barbed Wire  
Gated: Yes

**Acreage**

4.99 +/-

**Land Attributes:**

Live Water: Irrigation Ditch Water  
Mountain Views: Area Mountains  
Other Views: City Neighborhood, Distant Mountain Ranges,  
Timbered Hillsides  
Topography: Level  
Tree Coverage: None  
Vegetation: Grass Hay

**Recreation**

On-Site: Equestrian, Short term RV – Camping, Wildlife  
Viewing, Nearby Fishing & Hunting  
Hunting Permitted: No  
DOW Area Hunting Unit (s): 69

**Taxes & Zoning**

Annual Taxes (estimated): \$117  
Zoning: Agricultural Suburban  
Lease (s): Hay Crop Lease  
Protective Covenants / Amenities: No Covenants, No HOA  
Conservation Easement: None  
Income Potential: Hay (or other) Crops

**Location & Access**

Nearest Town(s): Guffey, Woodland Park, Canon City,  
Colorado Springs  
Nearest Airport (s): Colorado Springs, Pueblo, Denver  
Access: Gravel Roads - County Maintained to Private Gravel

**Elevation**

5,275 Feet

**Bordering Properties**

Private

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

7270697

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