



## **Phantom Canyon Cabin, Fremont County, Colorado, 120.00 Acres**

**\$650,000**

- Big Game, House, Lake/Pond, Upland Bird

Check all the boxes on this one. Nice cabin, large acreage, mountain stream, ponds, private canyon and adjoining public lands. It is rare to get all the bells and whistles in one property but we have it! Ideally suited for a 3 season mountain get-away...this property enjoys amazing privacy, top-notch hunting, hiking and recreational activities. Located on the historic Phantom Canyon Road which was part of the Gold Belt Tour over a century ago, you can easily imagine the ore and passenger trains running up and down the canyon between the towns of Canon City and Florence to the Cripple Creek and Victor Mining Districts. The property has meadow areas, timbered hillsides with pine, spruce and aspen trees, and unique rock formations. Eight Mile Creek cascades through the property and is fed by natural springs and snow melt from higher elevations. The land is surrounded on three sides by both BLM and State Trust Lands. Ideal for the recreational and outdoor enthusiast, a family legacy property, hunting retreat, company cabin and much more! The custom cabin home was built in 2005 and carefully designed by the owners and offers total privacy. It is completely off-grid and self-sufficient with a large generator system, 1,000 gallon propane tank, and solar panels. The home has 1,733 square feet of heating living area which includes a kitchen, dining area, great room, 2 bedrooms, and 1 bath. The great room has floor to ceiling windows opening to a large deck area for family gatherings. The interior is done in rustic knotty pine finish and an efficient pellet stove keeps the entire cabin warm on cool Colorado evenings. As an added bonus, a large unfinished basement provides a great opportunity to add additional bedrooms and bathroom, workshop or storage area. The property is a recreational haven for many activities. Enjoy hiking, ATV use, camping, hunting, shooting, and more. Elk, mule deer, and turkey are seen regularly in and around the land often grazing in the meadows or near the spring fed ponds. The property is located in GMU 581 which offers OTC licenses for 2nd and 3rd rifle seasons for bull elk. The property adjoins 1,000's of acres of BLM lands offering expanded opportunities to hunt and explore. The property is in the heart of South Central Colorado and is only a short drive to Skagway Reservoir which offers great fishing opportunities for rainbow and brown trout. Other day trip recreational attractions might include a visit to Victor or Cripple Creek, exploring Phantom Canyon Road, rafting or fly fishing on the Arkansas River or riding the Pikes Peak Cog railway. Colorado Springs is a short 90 minute drive from the property. The property fronts along Phantom Canyon Road about 8 miles south of Victor, Colorado. Phantom Canyon Road is not maintained during winter months so access may be limited at times during winter months.

### Main Info

- Postal / Zip Code : 80816
- Lot Size Acres : 120.00 Acres
- State / Province : Colorado
- Dwelling : Yes
- County : Fremont
- Closest City : Victor

### Home Info

- Year Built : 2005
- Baths : 1
- Square Feet Main House : 1733 square feet
- Elevation : 8800
- Bedrooms : 2

### Taxes

Tax Year : 2020

Estimated Taxes per year are \$913.00

### Broker Info



#### Jeff Switzer

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Jeff Switzer founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 30 years of experience to the real estate business and his love of the land and the outdoors extends through his business practices. He has been a licensed real estate broker in 5 states and currently holds active licenses in Colorado and Florida. He has worked in every facet of the recreational land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. He is a member of the Pikes Peak Association of Realtors, National Association of Realtors, the Realtors Land Institute, and has also earned the prestigious Accredited Land Consultant designation.

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