



Hatchet Ranch Land Holding, Pueblo County, Colorado, 219.00 Acres

\$135,000

- Agriculture, Big Game, Equestrian, Wildlife Viewing

RECENTLY FORECLOSED PROPERTY – Parcels 122 A and 122 B represent one the largest land holdings in the Hatchet Ranch in southern Colorado. Each parcel is 109.70 acres in size and both directly border 640 acres of State Trust lands for privacy and protection. The parcels are being sold as a package and are an incredible value for the area. The property has gorgeous views of the Greenhorn Mountain to the west and Pikes Peak to the north. The land features unique topography with wooded hills, seasonal creek beds, open meadows, and rock formations. Plenty of grazing land for animals and this would be a great horse property with lots of room to ride and explore the western landscape. Easy year round access on maintained gravel roads with electricity, high speed internet and cable services. At approximately \$615 per acre this represents one of the best buys in Southern Colorado! Only 20 minutes to Colorado City, Colorado and 40 minutes to Pueblo, Colorado. The City of Pueblo provides employment opportunities, retail stores, restaurants, food shopping, and modern healthcare services. Hatchet Ranch is a premium ranch community in southern Colorado with its mild climate, year-round access, and overall value. Hatchet Ranch features maintained roads and nominal H.O.A. dues of \$400.00 per year (per parcel). Mule deer and antelope frequent the property and hunting is permitted by permission of the individual landowner through the East Hatchet Ranch HOA. In addition, the property is only 30 minutes to San Isabel National Forest for additional hunting, fishing, hiking and camping opportunities.

Main Info

- Street Address : Mallory Drive
- Lot Size Acres : 219.00 Acres
- Postal / Zip Code : 81004
- Dwelling : No
- State / Province : Colorado
- County : Pueblo
- Closest City : Pueblo

Taxes

Tax Year : 2018

Estimated Taxes per year are \$162.00

Broker Info



Jeff Switzer

Rocky Mountain Ranch & Land

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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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