



Big Sky at Hatchet Ranch, Pueblo County, Colorado, 109.7 Acres

\$69,000

- Agriculture, Equestrian

Large land holding in the Hatchet Ranch in southern Colorado. 109.7 acre parcel which is being offered far below comparable ranch parcels in the area. The driveway is already in and this property has many nice building sites. The property has magnificent views of the Greenhorn Mountain to the west and Pikes Peak to the north. The land features unique topography with wooded areas and native prairie. 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 \$630 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, electric and high speed internet services, and affordable HOA. dues. 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 : 109.7 Acres
- Postal / Zip Code : 81004
- Dwelling : No
- State / Province : Colorado
- County : Pueblo
- Closest City : Pueblo

Taxes

Tax Year : 2019

Estimated Taxes per year are \$85.00

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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