



## **Majors Ranch - Lot 44 Ph II, Huerfano County, Colorado, 77.2 Acres**

**\$134,900**

- Agriculture, Big Game, Equestrian, Wildlife Viewing

One of the premium parcels in Majors Ranch! Spacious 77 acres of rolling hills, thick with old growth cedar and piñon. Includes several grassy meadow areas that would be perfect for horses. The property features a mesa ridge that allows for jaw dropping views of the snowcapped Spanish Peaks, Silver Mountain and the Sangre de Cristo Range. The high point is situated on a level area that could be easily cleared to allow for a secluded building site among the trees. This property is easily accessible year-round with well-maintained county roads running along the property. Zoned as agricultural land, with very low annual taxes. Pristine and untouched by past fires and only \$25 per year for HOA dues. This area is home to practically any type of wildlife that Colorado has to offer. Come see it today!

The land is located just north of La Veta, Colorado with direct frontage on several year-round maintained county roads. Electric lines run right along the county road. The land is easily accessible from the major Colorado cities without crossing mountain passes. Denver is 3 hrs – Colorado Springs is 2 hrs – Pueblo is 1 hr from the Ranch. The land is located in Game Management Unit 85 and is accessible during all seasons. Elk tags are over the counter for 2nd and 3rd rifle seasons. Access to thousands of acres of BLM land nearby offers diverse hunting and recreational opportunities. This area of southeast Colorado is known for producing trophy elk and mule deer. Equestrians, ATV, or off-road enthusiasts would love this property as the property is very usable throughout. Buyer is entitled to drill a domestic well on the property which allows for in-house use, watering of livestock and irrigation of up to 1 acre of land. There is an old agricultural well on the property which is not permitted.

**Main Info**

- Street Address : County Road 521
- Lot Size Acres : 77.2 Acres
- Postal / Zip Code : 81055
- Dwelling : No
- State / Province : Colorado
- County : Huerfano
- Closest City : La Veta

### Taxes

Tax Year : 2021

Estimated Taxes per year are \$27.00

### Broker Info



#### Cody Switzer

**Rocky Mountain Ranch & Land**

**(P:) 719-900-8012**

**(M:) 719-900-8012**

**[cswitzer@rmranchland.com](mailto:cswitzer@rmranchland.com)**

**[rmranchland.com](http://rmranchland.com)**

Having grown up around the land business here in the beautiful state of Colorado, I'm very familiar with mountain, recreational, and ranch land. I'm an avid outdoorsman; Fly fishing, backpacking, snowboarding/skiing are some of my favorite activities. It would be a pleasure to work with you to help find that perfect property that can be used for many years to come. He is a member of the Pikes Peak Association of Realtors.

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."