



Big Meadows, Fremont County, Colorado, 115.28 Acres

\$360,000

- Agriculture, Equestrian, Off-Road, Timberland, Upland Bird, Wildlife Viewing

Big Meadows offers everything you dream about in Colorado mountain land. Stake your claim to this land and create your own mountain hideaway. Large and lush mountain meadows, easy access and usability, tall timber, views, abundant game and much more. The meadow areas could serve as a place to build a home, horse barn and other outbuildings and offers some protection from the wind and elements. A water well has been drilled and is ready to put into use. The land has easy and level access from the roadway. Portions of the property are thickly wooded with ponderosa pines and create a haven for small and large game. Deer and elk are likely to be spotted grazing in the meadows in early morning or early evening hours. Family property, camping, ATV use, hiking, cabin or mountain home are all opportunities on this property.

This scenic mountain land is only 2.5 miles to paved State Hwy 9 and 15 minutes to the old mining town of Guffey, Colorado. It is very accessible from year-round and well built gravel roads and has a gated private entry. The land is easily accessible from the major Colorado cities without crossing mountain passes. Denver is 3 hrs. – Colorado Springs and Pueblo are 90 minutes and Canon City is 40 minutes from the land.

The land is located in Game Management Unit 58 and is accessible during all seasons. With the use of 1,000's of acres of nearby BLM, this property offers diverse hunting and recreational opportunities. This area of Colorado is known for producing trophy elk and mule deer. The property would be an ideal base camp for exploring hunting, hiking and other recreational opportunities. Head north 30 minutes towards Park County & Teller Counties and enjoy gold medal waters for fishing on the South Platte River. Head 30 minutes south and enjoy world class fly fishing and white water rafting or a visit to the famous Royal Gorge. Skiing at either Breckenridge or Monarch Mountain is an easy 90 minute drive from this land.

The land does have recently drilled well. Colorado State Well Permit #318210 . A domestic well would allow for in-house

use, watering livestock and irrigation of up to 1 acre of land. The land is zoned agricultural and annual taxes are only \$64.

Main Info

- Street Address : Snow Quartz Lane
- Lot Size Acres : 115.28 Acres
- Postal / Zip Code : 81212
- Dwelling : No
- State / Province : Colorado
- County : Fremont
- Closest City : Guffey

Taxes

Tax Year : 2021

Estimated Taxes per year are \$64.00

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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