



Old Fountain Creek Farm, Pueblo County, Colorado, 50.00 Acres

\$375,000

- Agriculture, Big Game, House, River Frontage, Stream/River, Upland Bird, Waterfowl, Wildlife Viewing

Scenic family farm along Fountain Creek in Pueblo County, Colorado. The land has direct frontage along Fountain Creek and is fenced and cross fenced. The land is primarily open pasture with river bottom and cottonwood trees along the creek. A portion of the land is sub-irrigated and offers potential for dry crop farming or grazing for horses or cattle. Owned by the same family for many years this is the first time it has come to market. Nice views are seen to the south of Greenhorn Mountain and to the north of Pikes Peak. Family ranch, retirement, hunting, horse property, and farming would all serve this property well. The property is located between Colorado Springs and Pueblo, Colorado with close access to Interstate 25.

The farm has a 960 sq. ft. home consisting of 3 bedrooms and 1 bathroom. The home was built in 1958 and will need interior renovation and updating and also will need a new roof and new septic system. The home is serviced by a water well. Outbuildings include a 30 x 100 workshop and equipment building and several sheds scattered around the property. The improvements are being sold "as is", where is".

The farm is located in Game Management Unit 123 and is accessible during all seasons. Fountain Creek is teeming with wildlife. The creek bottom is ideally suited for trophy whitetail deer, mule deer, and elk. Elk tags are unlimited and are sold over the counter allowing a landowner to shoot multiple bull elk during hunting season. Turkey hunting on the Fountain Creek Ranch is exceptional and these tags are over-the-counter with both spring and fall seasons. Waterfowl along Fountain Creek is also abundant and there are ideal locations to set-up blinds for duck and geese.

The land has direct water frontage along Fountain Creek offering numerous recreational opportunities and excellent hunting. The home is serviced by a domestic well and there are several other stock wells on the property.

Agricultural Zoning – Taxes – \$1,143 based on 2022 Assessments.

Main Info

- Street Address : 5552 N Interstate 25
- Lot Size Acres : 50.00 Acres
- Postal / Zip Code : 81008
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 8430000020
- County : Pueblo
- Closest City : Pueblo

Taxes

Tax Year : 2022

Estimated Taxes per year are \$1,143.00

Broker Info



Jeff Switzer

Rocky Mountain Ranch & Land

(P:) 719-471-3131

(M:) 719-963-2513

jswitzer@rmranchland.com

rmranchland.com

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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