



## **Silver Mountain Retreat, Huerfano County, Colorado, 48.00 Acres**

**\$225,000**

- Agriculture, Off-Road, Wildlife Viewing

This is a great opportunity to own a property with thousands of dollars of base improvements already in place. Very close to state wildlife, national forest, and BLM land which makes this a great hunting base camp. This lot features 48 acres of varying topography and terrain, as well as a conveniently located building site with a foundation set up for a future cabin or home. This entire area is surrounded by tall old growth cedar, juniper, and pinon trees which provide privacy and protection from the elements. This parcel also has several large rock outcroppings throughout the landscape. The property has great access from a year-round maintained road and there is a driveway already roughed in. The building site is situated in an elevated section of the land which overlooks the arroyo below and the rest of the property. From this elevated point there are sweeping panoramic views of Silver Mountain, Sheep Mountain and the Spanish Peaks in the distance. Short drive to the quaint town of La Veta, Colorado.

### **Improvement Roundup**

Foundation in and ready for Home/Cabin

Drilled 5 GPM Well with Pump

Underground Electric to Building Site

**Main Info**

- Street Address : 363 Black Hills Rd
- Lot Size Acres : 48.00 Acres
- Postal / Zip Code : 81089
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 474795
- County : Huerfano
- Closest City : La Veta

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$15.00

### Broker Info



#### Cody Switzer

**Rocky Mountain Ranch & Land**

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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.

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