



## **Iron Mountain Ranch, Fremont County, Colorado, 74.78 Acres**

**\$595,000**

Scenic off-grid mountain ranch on 74.78 acres which directly borders thousands of acres of BLM and Wilderness Area. At this price, you couldn't possibly reproduce the land and improvements that are here in today's market. Spring fed creek runs the length of the property and would be an ideal set-up for horses or other livestock. In addition, this ranch would also be well suited for a hunting or recreational base camp. The property features a flat topped A-Frame + a fully permitted addition along the back. This home boasts 3 bedrooms and 3 bathrooms, a large garage, and a mudroom. Also, there is an upper loft area overlooking the family room. There is a 30 x 60 steel framed workshop building with two separate large garage doors. Iron Mountain Ranch offers a new owner the opportunity to own a spacious and useable property at the gateway to thousands of acres of remote Colorado back country. The ranch is private but has year-round access from a county road. No covenants or HOA to worry about so many uses are possible including a small ranch operation, horses, livestock, hunting or ATV use.

### **Improvement Roundup**

- 2200 Square Foot Home
- 3 Bedrooms/3 Bathrooms
- Drive in/Drive Out Oversized Garage
- Separate Master Suite with 5 Piece Bath
- 30 x 60 Steel Frame Shop Building with Concrete Floor and Double Rollup Doors
- Drilled water well
- Off-grid Solar System – Newer Batteries
- Two back-up Generators – (Propane and Diesel)
- Two Propane tanks owned (1,000 gallon and 300 gallon)
- Fenced and Secured Gate Entry

- Small Greenhouse
- Patio and Covered Porch

#### Accessibility

The property is located on a county-maintained gravel road and only 45 minutes to Canon City and 90 minutes to Colorado Springs.

#### Wildlife and Recreation

The property is a recreational base for many activities with over 300+ days of sunshine and fresh mountain air. Enjoy horseback riding, hiking, ATV use, camping, hunting on the property or in the bordering BLM and San Isabel National Forest. Day trips may also include a trip to world class rafting or fly fishing along the Arkansas River or winter skiing at Monarch Mountain.

### Main Info

- Street Address : 240 Pierce Gulch Rd
- Lot Size Acres : 74.78 Acres
- Postal / Zip Code : 81223
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 77018523
- County : Fremont
- Closest City : Cotopaxi

### Home Info

- Year Built : 1982
- Building Features : Shop, Outbuildings, Greenhouse, Garage
- Square Feet Main House : 2208 square feet
- Baths : 3
- Bedrooms : 3
- Elevation : 6900

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$2,825.00

### 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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