



### **Cross Ranch, Las Animas County, Colorado, 240.00 Acres**

**\$115,000**

Been looking for a large acreage Colorado property for a fair price? Priced at under \$480 per acre with no covenants or restrictions! This is the Cross Ranch, named after the shape of the boundary from an aerial view. The ranch borders both Colorado State Trust Lands and other conserved ranch land, so it is about as protected and private as it gets. This area is a short drive off I-25. Great access for a rural off-grid parcel. Beautiful land out this way with distant views of the Front Range. Tons of pronghorn and other wildlife. Situated in GMU 133, the ranch is eligible to enroll in the Landowner Preference Program for additional hunting tags. This may be one of the last places you will see a herd of wild horses roaming around in CO. The land has varying topography with rolling hills, as well as buttes and plateaus on the neighboring lots. Cross Ranch has a long driveway roughed in that runs along the Western boundary line and goes up into the middle of the lot. Once over the small hill there is a good level build site that has privacy and protection from the elements. On top of that, the parcel is shaped exactly like a cross so anyone looking for a sign from above, this could be it.

#### **Main Info**

- Street Address : TBD County Rd 64.8
- Lot Size Acres : 240.00 Acres
- Postal / Zip Code : 81059
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 14421000
- County : Las Animas
- Closest City : Trinidad

#### **Taxes**

Tax Year : 2023

Estimated Taxes per year are \$771.00

#### 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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