



**Bourbon Trail, Fremont County, Colorado, 35.35 Acres**

**\$134,900**

- Agriculture, Big Game, Off-Road, Timberland, Wildlife Viewing

**Nestled amidst tranquility and natural beauty, this secluded property offers an idyllic escape for those seeking solitude. 35 acres with convenient proximity to Canon City and easy access off county maintained roads. GMU 581 is renowned for its abundant mule deer and turkey hunting opportunities, among other species of Colorado wildlife. The Eastern boundary of this property abuts thousands of acres of Bureau of Land Management (BLM) land providing ease of access to public lands and. This area is an hour's drive to Woodland Park and an hour and a half to Colorado Springs. The property's low tax burden is attributed to its agricultural zoning status and established grazing lease. Numerous prime build sites are available, providing privacy and breathtaking views of the Sangre de Cristo Mountains. No Homeowners Association (HOA) which ensures autonomy and freedom of choice. Partial fencing ensures the safety and security of the property.**

**Main Info**

- Postal / Zip Code : 81212
- Lot Size Acres : 35.35 Acres
- State / Province : Colorado
- Dwelling : No
- County : Fremont
- (Assessor) Parcel Number : 99204461
- Closest City : Canon City

**Taxes**

Tax Year : 2023

Estimated Taxes per year are \$19.00

### 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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