



Bourbon Trail, Fremont County, Colorado, 35.35 Acres

\$129,900

- 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. 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 enhances the safety and security of the property.

Contact us for more information!

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

(P:) 719-900-8012

(M:)719-900-8012

cswitzer@rmranchland.com

rmranchland.com

Cody is a seasoned land broker with deep roots in the Colorado land market. Growing up immersed in the land business, he has developed extensive knowledge of mountain, recreational, and ranch properties, making him a trusted guide for clients seeking their ideal piece of Colorado. An avid outdoorsman, he enjoys fly fishing, backpacking, skiing, and snowboarding, embracing the same landscapes that inspire his work. His passion for the outdoors translates into a genuine commitment to helping clients find properties that can be enjoyed for generations to come. As a proud member of the Pikes Peak Association of Realtors, he combines professional expertise with local insight to deliver a seamless and rewarding real estate experience. Whether you're buying or selling land, he's dedicated to helping you achieve your goals in the beautiful state of Colorado.

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