



**Bear Springs Trail, Las Animas County, Colorado, 39.00 Acres**

**\$29,900**

- Agriculture, Off-Road, Snow sports, Wildlife Viewing

Just under 40 acres with easy access from Hwy 350 about 40 minutes East of Trinidad. This parcel is slightly sloping with a meadow situated in the middle protected by mature cedar/pinon on two sides of it. Plenty of usable and build-able area as well as low lying trees for privacy and protection from the elements. Very private and secluded but the area allows for easy year-round access. Great spot to get away for peace and quiet. Camp, stargaze, shoot guns or build a cabin. This could be a great recreational property, horse/livestock farm, or investment property to hold on to. No HOA or covenants! Please contact the broker for further directions or to schedule a showing.

**Main Info**

- Postal / Zip Code : 81059
- Lot Size Acres : 39.00 Acres
- State / Province : Colorado
- Dwelling : No
- County : Las Animas
- (Assessor) Parcel Number : 12502100
- Closest City : Trinidad

**Taxes**

Tax Year : 2023

Estimated Taxes per year are \$235.00

### 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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