



### **Snow Quartz Hideaway, Fremont County, Colorado, 71.00 Acres**

**\$275,000**

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

End of the road with top of the world views! This 70+ acre lot is located at the end of Snow Quartz Lane providing ample privacy and seclusion. The current owners have done extensive road work and clearing to create a driveway that wraps through the land to a round-about and provides access to several level build sites. Two high cube shipping containers (9.5ft tall x 40ft length) already in place for storage or the start of a shipping container home. Water well and pump are on site with a generator to power them. The area has year-round access via well built gravel roads and has a gated private entry. The land is situated in Game Management Unit 58 which is well known for producing trophy elk and mule deer. Land owners here have access to thousands of acres of nearby BLM offering diverse hunting and recreational opportunities. Portions of this parcel are heavily wooded with ponderosa pines and create a haven for small and large game. The property is zoned agricultural and has an active grazing lease which keeps taxes low. This scenic mountain land is less than 4 miles to paved State Hwy 9 and 15 minutes to the old mining town of Guffey, Colorado. The land is easily accessible from the major Colorado cities without crossing mountain passes. Denver is 3 hrs – Colorado Springs and Pueblo are 90 minutes and Canon City is 40 minutes away. Family property, camping, ATV use, hiking, cabin or mountain home are all opportunities on this property. RV/5th-wheels and trailers/tractors pictured will not be included in the sale.

**Main Info**

- Street Address : 2574 Snow Quartz Lane
- Lot Size Acres : 71.00 Acres
- Postal / Zip Code : 81212
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 99928503
- County : Fremont
- Closest City : Canon City

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$37.00

### 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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