



## **Black Hills Prairie, Huerfano County, Colorado, 80.68 Acres**

**\$79,000**

- Agriculture, Equestrian, Off-Road, Wildlife Viewing

80 Acres of Untouched Colorado Beauty! These two 40 acre parcels have been virtually untouched for over 40 years. Enjoy easy access via a county road, with an additional private road leading to a more secluded and ideal building site. Electricity runs along the county road, with additional power poles on the northern boundary—offering multiple connection points to the grid across the property. The land features high native grasses, perfect for grazing horses or livestock. In the summer, the native vegetation turns a lush green, enhancing the regions natural beauty. Peaceful and quiet, the property offers stunning 360-degree views of the surrounding landscape, including the Spanish Peaks, Silver Mountain, Sheep Mountain, and Badito Cone. No HOA or covenants—giving you the freedom to build, use, or invest in the property on your terms!

### **Main Info**

- Street Address : TBD County Road 520
- Lot Size Acres : 80.68 Acres
- Postal / Zip Code : 81089
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 43379
- County : Huerfano
- Closest City : Walsenburg

### **Taxes**

Tax Year : 2024

Estimated Taxes per year are \$851.00

#### Broker Info



#### **Cody Switzer**

**Rocky Mountain Ranch & Land**

**(P:) 719-900-8012**

**(M:) 719-900-8012**

**[cswitzer@rmranchland.com](mailto:cswitzer@rmranchland.com)**

**[rmranchland.com](http://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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