



Black Hills Prairie 40 acre, Huerfano County, Colorado, 40.68 Acres

\$39,500

- Agriculture, Big Game, Equestrian, Off-Road, Upland Bird, Wildlife Viewing

40.68 acre parcel right along a well maintained County Road. Access to electricity and No HOA! 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! Additonal 40 acre parcel available that adjoins this one to the West. Buyer has the option to purchase one of the 40 acre lots individually or combine both lots to have an 80+ acre property. Both parcels have legal access points.

Main Info

- Postal / Zip Code : 81089
- Lot Size Acres : 40.68 Acres
- State / Province : Colorado
- Dwelling : No
- County : Huerfano
- (Assessor) Parcel Number : 43379
- Closest City : Walsenburg

Taxes

Tax Year : 2024

Estimated Taxes per year are \$429.00

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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