



Old Crow Hollow, Fremont County, Colorado, 35.00 Acres

\$119,000

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

This secluded and heavily timbered property offers an ideal escape for those seeking a recreational getaway or offgrid living. 35 acres with No HOA or Covenants and convenient proximity to Canon City. Improvements include a small hunting-blind style cabin, powered by a small generator. A perfect fit as a hunting basecamp. Set up as a camping getaway it has a wood burning stove and some minor amenities, all included to make the next owner's lives easier. GMU 581 is renowned for its abundant mule deer and turkey hunting opportunities, among other species of Colorado wildlife. Access to thousands of acres of public lands only minutes away. From the driveway it drops down into a hollow with several flat areas that could fit a separate small cabin. Heading South the property slopes upward from the hollow and is largely covered in tall/dense pine trees all the way up to the southern boundary which is primarily hillside. A 600+ acre parcel neighbors to the south of this property which ensures privacy and protected surroundings. The land is covered in towering Ponderosa pines, giving it a true mountain-retreat feel. This area is roughly 30 minutes to Canon City, 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.

Main Info

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|----------------------------------|---------------------------------------|
| • Street Address : Old Crow Path | • Lot Size Acres : 35.00 Acres |
| • Postal / Zip Code : 81212 | • Dwelling : No |
| • State / Province : Colorado | • (Assessor) Parcel Number : 98604508 |
| • County : Fremont | |
| • Closest City : Canon City | |

Taxes

Tax Year : 2024

Estimated Taxes per year are \$18.00

Broker Info



Cody Switzer

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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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