



## Ranch Road Overlook, Fremont County, Colorado, 40.59 Acres

**\$445,000**

- Agriculture, Big Game, House, Snow sports, Timberland, Wildlife Viewing

Discover the perfect blend of year-round living or recreational retreat on this 37-acre property tucked away in the Colorado foothills. The land offers a beautiful mix of open meadows and towering pines, with the home set in an elevated clearing that ensures privacy, protection, and stunning views in all directions. The land directly adjoins thousands of acres of BLM land making it ideal for exploring, hunting, or simply enjoying the peace and quiet. No HOA or Covenants! Whether you're looking for a private residence, a mountain retreat, or a recreational basecamp, this property has the improvements in place and the potential to grow with your vision. This land has good year-round access and it is located just 35 minutes from Cañon City and an hour and a half from Colorado Springs. This property directly adjoins public lands and is located in GMU 58, which is known for having quality mule deer and elk. Pronghorn thrive here as well, with some of the biggest bucks found on private land. Each year hunters harvest strong numbers of bull elk. Agricultural/Residential Zoning - Taxes were \$482.44 in 2024

### Main Info

- Street Address : 1410 Ranch Rd
- Lot Size Acres : 40.59 Acres
- Postal / Zip Code : 81212
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 99404397
- County : Fremont
- Closest City : Canon City

### Home Info

- Year Built : 1997
- Square Feet Main House : 1404 square feet
- Bedrooms : 3
- Building Features : Shop, Outbuildings, Garage
- Baths : 2
- Elevation : 8,400 ft

The property features a well-maintained 1,404 sq ft manufactured home with three bedrooms and two bathrooms, offering a clean, smoke-free and pet-free living environment. The home is supported by a newer furnace and water heater, along with a 5 GPM water well, septic system, and reliable grid power. A Generac generator is also installed, providing automatic backup power if ever needed. For vehicles, equipment, and hobbies, the oversized detached two-car garage offers a concrete floor, metal roof, and additional space for a workshop or storage. A wood-burning stove keeps this entire garage space warm and functional throughout the seasons. Interior pictures coming very soon!

#### Taxes

Tax Year : 2024

Estimated Taxes per year are \$482.00

#### 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.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."