



**Threemile Park 80, Fremont County, Colorado, 80.00 Acres**

**\$199,000**

- Agriculture, Off-Road, Wildlife Viewing

80 acres just 10 minutes from downtown Cañon City! This large acreage parcel offers direct access off a well-maintained county road, just one mile from paved Highway 50. Power runs through the middle portion of the property, making future development convenient. A retention pond provides water for livestock, enhancing the land's agricultural potential. The western side of the parcel features elevated terrain with ideal building sites that capture views of the surrounding meadows and mountainsides. A great blend of accessibility, utility, and scenic beauty close to town. This land is only minutes from publicly accessible BLM land with UTV trails as well as the Arkansas River which offers gold medal trout fishing and world class white water rafting. This is the perfect opportunity for someone seeking a secluded property that remains conveniently close to a historic Colorado town with restaurants, shopping, recreation, and medical facilities. NO covenants or HOA and offers numerous options for building and/or development. The land has an active grazing lease that helps keep the annual tax burden low. With such close proximity to the Arkansas River, The Royal Gorge, and public lands there are endless recreational opportunities here. Go off-roading, hunting, or hiking along the BLM trails nearby. Go fly fishing on the Arkansas River. Take a white water rafting trip or a train ride through the Royal Gorge. Call listing agent today to get out there and see it in person!

**Main Info**

- Street Address : 1731 County Road 69
- Lot Size Acres : 80.00 Acres
- Postal / Zip Code : 81212
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 99927116
- County : Fremont
- Closest City : Canon City

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$37.00

### Broker Info



#### Cody Switzer

**Rocky Mountain Ranch & Land**

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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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