



Phantom Canyon Cabin, Fremont County, Colorado, 120.00 Acres

\$650,000

- Big Game, House, Lake/Pond, Upland Bird

HUGE PRICE REDUCTION! Check all the boxes on this one, nice cabin, mountain stream, spring fed ponds, large acreage, private canyon, adjoining public lands. It is rare to get all the bells and whistles in one property but we have it! Enjoy amazing privacy, top-notch hunting, hiking and recreational activities. Located on the historic Phantom Canyon Road which was part of the Gold Belt Tour over a century ago, you can easily imagine the ore and passenger trains running up and down the canyon between the towns of Canon City and Florence to the Cripple Creek and Victor Mining Districts. The property has meadow areas, timbered hillsides with pine, spruce and aspen trees, and unique rock formations. Eight Mile Creek cascades through the property and is fed by natural springs and snow melt from higher elevations. The land is surrounded on three sides by 1,000's of acres of BLM and State Trust Lands. This property is 120 acres and could easily be further divided into 3 parcels. The custom cabin home was built in 2005 and carefully designed by the owners. It is completely off-grid and self-sufficient with a large generator system, 1,000 gallon propane tank, and solar panels. The home has 1,733 square feet of heating living area which includes a kitchen, dining area, great room, 2 bedrooms and 1 bath. The great room has floor to ceiling windows opening to a large deck area for family gatherings. The interior is done in rustic knotty pine finish and an efficient pellet stove keeps the entire cabin warm on cool Colorado evenings. As an added bonus, a large unfinished basement provides a great opportunity to add additional bedrooms and bathroom, workshop or storage area. The property offers outstanding hunting habitat for elk, mule deer, and turkey which are often seen grazing in the meadows or near the spring fed ponds. Ideal for the recreational and outdoor enthusiast, a family legacy property, hunting lodge, company retreat, and much more!

Main Info

- Postal / Zip Code : 80816
- Lot Size Acres : 120.00 Acres
- State / Province : Colorado
- Dwelling : Yes
- County : Fremont
- Closest City : Victor

Home Info

- Year Built : 2005
- Baths : 1
- Square Feet Main House : 1733 square feet
- Elevation : 8800
- Bedrooms : 2

Taxes

Tax Year : 2017

Estimated Taxes per year are \$676.00

Broker Info



Jeff Switzer

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Jeff Switzer founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 25 years of experience to the real estate business and his love of the land and the outdoors extends through his business practices. He has been a licensed real estate broker in 5 states and currently holds active licenses in Colorado and Florida. He has worked in every facet of the recreational land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. His experience has taken him to every region of the United States and since 1995 he has acquired or managed the development and sale of numerous ranch and recreational properties throughout Central and Southern Colorado. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. Furthermore, as a principal in many of these transactions, Jeff is acutely aware of identifying the best values in the real estate market for buyers and the latest and most innovative marketing strategies for sellers.

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