



Fremont Ridge 160, Fremont County, Colorado, 162.9 Acres

\$325,000

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

Build your dream home here! This is truly a special piece of mountain land and properties of this size are becoming harder and harder to find. The property boasts end of road privacy and could be gated and locked. This parcel of land features a unique geological ridge formation that drops over 300' in elevation to the creek valley below. Perched on top of this ridge are stunning views of snow-capped peaks, hills and valleys. Views include the Sangre De Cristo Range and Pikes Peaks and this property would be an ideal spot for a custom log home. The land is nearly all usable acreage and consists of native grass meadows, ponderosa pine forest, oak brush and some aspen trees. A jeep trail bisects the property and meanders along the length of the ridge. Seasonal ponds are present and natural spring activity. There are no HOA guidelines or covenants on this property. Ride horses, hunt, hike, explore, camp, ATV or build your dream mountain cabin, there are so many possibilities here!

The property is only a 35 minute drive to Canon City amenities – restaurants, shopping, movies, medical care. The area also offers exceptional recreational opportunities including world class fly-fishing or white water rafting on the Arkansas River, zip lines, bungee jumps and train rides at the Royal Gorge. The property is located in Game Management Unit 58 and boasts excellent hunting prospects. Elk and mule deer are seen regularly in and around this ridge. The property will also qualify for enrollment into the LPP Program (Landowner Preference Program).

Buyer is entitled to drill a domestic well on the property which allows for in-house use, watering of livestock and irrigation of up to 1 acre of land. There is no well on the property but successful water wells have been drilled nearby. Underground electricity is right at the front of the property.

- Street Address : 756 Valley Vista Trail
- Lot Size Acres : 162.9 Acres
- Postal / Zip Code : 81212
- Dwelling : No
- State / Province : Colorado
- County : Fremont
- Closest City : Canon City

Taxes

Tax Year : 2018

Estimated Taxes per year are \$60.00

Broker Info



Jeff Switzer

Rocky Mountain Ranch & Land

(P:) 719-471-3131

(M:) 719-963-2513

jswitzer@rmranchland.com

rmranchland.com

Jeff Switzer founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 30 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. 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. He is a member of the Pikes Peak Association of Realtors, National Association of Realtors, the Realtors Land Institute, and has also earned the prestigious Accredited Land Consultant designation.

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