



## Lake Meredith Retreat, Crowley County, Colorado, 35.00 Acres

**\$69,999**

- Agriculture, Fishing, Lake/Pond, Water Sports, Wildlife Viewing

Pleasant 35 acre parcel that offers very close proximity to Lake Meredith Reservoir between Ordway and La Junta. Excellent views of the lake from the property. Good access and usability overall and only minutes from the small town of Sugar City. The property has been previously used for sharecropping and had successful harvests of hay and alfalfa. The land is set-up for a small farm operation and could be used for grazing horses or livestock. The well permit has been obtained so that the new owners can drill one right away. Owner financing options available! The land is partially fenced and is primarily open pasture guarded on all four sides by large old growth cottonwood trees. The land could be sub-irrigated and offers potential for dry crop farming. This would serve as a great homestead and/or recreational getaway. Lots of recreational opportunities nearby such as boating and fishing on the nearby lakes. Lake Meredith has stocked species of largemouth bass, catfish, and more. Public lands are adjacent to the lake and are well known for hunting waterfowl, pheasant, deer, and antelope. This area boasts some of the best birdwatching in the state of Colorado, and it's common to see bald eagles, hawks, and owls.

### Main Info

- Postal / Zip Code : 81076
- Lot Size Acres : 35.00 Acres
- State / Province : Colorado
- Dwelling : No
- County : Crowley
- (Assessor) Parcel Number : 10801241
- Closest City : Sugar City

### Taxes

Tax Year : 2022

Estimated Taxes per year are \$52.00

#### Broker Info



#### **Cody Switzer**

**Rocky Mountain Ranch & Land**

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Having grown up around the land business here in the beautiful state of Colorado, I'm very familiar with mountain, recreational, and ranch land. I'm an avid outdoorsman; Fly fishing, backpacking, snowboarding/skiing are some of my favorite activities. It would be a pleasure to work with you to help find that perfect property that can be used for many years to come. He is a member of the Pikes Peak Association of Realtors.

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