



### **Creekside at Greenhorn, Pueblo County, Colorado, 197.00 Acres**

**\$1,195,000**

- Agriculture, Big Game, Equestrian, Fishing, Off-Road, Pond, Stream/River, Upland Bird, Wildlife Viewing

Creekside at Greenhorn is your outdoor recreational paradise and basecamp for Colorado mountain fun! This spectacular 197 acres directly borders 1,000's of acres of National Forest and has frontage along Greenhorn Creek. Situated at the base of Greenhorn Mountain near Rye, Colorado this is an opportunity to buy a premier parcel of land and build your dream cabin or custom mountain home.

- 12 x 16 dried in cabin with sleep loft (no facilities)
- Underground Electric
- Spring Fed Pond
- Adjudicated Spring and Pond Storage Rights
- Greenhorn Creek Frontage
- Borders San Isabel National Forest and Rye Mountain Park
- Driveway Constructed
- Beautiful Stone Entrance
- Spectacular Views
- High Alpine Meadows
- Trophy Hunting Unit 84
- Horse Friendly
- ATV Trails

The property is very private, yet very convenient to local communities and amenities. Located on a county maintained gravel road and only 1/4 mile to pavement, the property is just a short drive into the quaint mountain town of Rye and only

15 minutes to Colorado City. In addition, the property is only 35 minutes to Pueblo and just over 1 hour to Colorado Springs. The property comes with water rights including pond storage rights, spring rights and ditch irrigation rights.

The land is located in Game Management Unit 84. With the use of the bordering San Isabel National Forest and Greenhorn Wilderness, this property offers access to thousands of acres of remote back country. This game unit is known for producing trophy elk and mule deer and animal signs are seen throughout the ranch. The land also offers superb turkey hunting. The property is a recreational base for many activities with over 300+ days of sunshine and fresh mountain air. Enjoy horseback riding, hiking, ATV use, camping, hunting on the property or in the nearby San Isabel National Forest. The property is directly accessible to the Greenhorn Mountain Trail which is a scenic hike to the top of Greenhorn Mountain. The land is also only 20 minutes to beautiful San Isabel Lake and the iconic Bishop's Castle.

#### Main Info

- Street Address : 8500 Park Road
- Lot Size Acres : 197.00 Acres
- Postal / Zip Code : 81069
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 4835000068
- County : Pueblo
- Closest City : Rye

#### Taxes

Tax Year : 2023

Estimated Taxes per year are \$1,584.00

#### Broker Info



#### Jeff Switzer

**Rocky Mountain Ranch & Land**

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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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