



## **La Veta Overlook, Huerfano County, Colorado, 141.00 Acres**

**\$750,000**

- Agriculture, Equestrian, River Frontage, Stream/River, Waterfowl, Wildlife Viewing

The La Veta Overlook is ideally situated only a few minutes from the small town of La Veta in southern Colorado and boasts jaw dropping views of the Spanish Peaks and Sangre De Cristo Mountain Range. There are premium spots to build a home or cabin, run horses or a small ranch, or enjoy recreational pursuits. The land has several thousand feet of winding river frontage along the Cucharas River which is a game haven for elk, mule and white tail deer, pronghorn, turkey, and waterfowl.

The property is large enough to offer great privacy, yet very convenient to local communities and amenities. Located on paved Highway 12, the property is just a short drive into the quaint town of La Veta. In addition, the property is only 1 hour to Pueblo, CO and under 2 hours to Colorado Springs. The 141 acres has significant winding river frontage and bottom land along the Cucharas River. River properties with acreage are rare to find in today's marketplace!

The land is located in Game Management Unit 85. The river bottom area provides water and forage for big game and bird life. This would be an ideal set up for bow hunting enthusiasts or turkey hunters with plenty of areas to have tree stands and blinds. 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, or sightseeing along the Highway of Legends and the San Isabel National Forest and Spanish Peaks Wilderness.

- Street Address : 2372 Highway 12 La Veta Colorado 81055
- Lot Size Acres : 141.00 Acres
- Postal / Zip Code : 81055
- Dwelling : No
- State / Province : Colorado
- County : Huerfano
- Closest City : La Veta

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$552.00

### 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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