



## Bear Springs Trl, Las Animas County, Colorado, 42.00 Acres

**\$29,500**

- Agriculture, Off-Road, Wildlife Viewing

Over 40 acres with easy access from Hwy 350 about 40 minutes East of Trinidad. This parcel has varying topography and features a bluff overlooking the rest of it. The bluff has plenty of usable and buildable area as well as low lying trees for privacy and protection from the elements. Very private and secluded but the area allows for year-round access. Great spot to get away for peace and quiet. Camp, stargaze, shoot guns or build a cabin. This could be a great recreational property, horse/livestock farm, or investment property to hold on to. No HOA or covenants! The area is partially fenced with a gate so please contact the broker for further directions or to schedule a showing.

### Main Info

- Street Address : 41088 Bear Springs Trl
- Lot Size Acres : 42.00 Acres
- Postal / Zip Code : 81059
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 13035700
- County : Las Animas
- Closest City : Trinidad

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$251.00

## Broker Info



### **Cody Switzer**

**Rocky Mountain Ranch & Land**

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**[rmranchland.com](http://rmranchland.com)**

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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