



## **Castle Mountain Escape, Park County, Colorado, 35.00 Acres**

**\$350,000**

- Agriculture, Big Game, Equestrian, Snow sports, Wildlife Viewing

This 35-acre property is located in the foothills near Guffey, Colorado, and offers expansive views of surrounding meadows and mountains. The land features a mix of native grassland and mature pine trees, providing both open space and privacy. A gated entry and long driveway lead to a private area where the main improvements are situated and the flat top meadow has premium building sites for a future home or cabin. A domestic well is already in place (5 GPM per State records) and provides a reliable source of water for residential or agricultural use. Key improvements include a 30' x 50' metal barn building with a 10' x 30' loafing area or storage space, wired with 220V power, making it suitable for equestrian use, equipment storage, or other recreational purposes. The other structure is a 12' x 20' shed with an electrical panel, ideal for additional storage or conversion into a workshop or studio. There is also a 37 foot 5th Wheel Camper included that is connected to a 250-gallon exterior propane tank and a 110-amp RV hookup, offering a functional and comfortable living or travel setup. This all-weather RV features an extra insulation package, solar panels with monitoring/control unit, and both 30-amp and 50-amp service. This RV has been well taken care of and loved and it shows. The inside boasts three slide-outs, quality oak cabinetry, a large kitchen with double sink, convection oven, three-burner propane stove, sofa/daybed with storage, king size bed, entertainment center with a surround sound system, plus much more. This is a unique opportunity to own a large, scenic parcel in a desirable part of Colorado with much of the essential infrastructure already in place. Don't wait another minute, start enjoying the Colorado mountains with family and friends. Reach out to the listing agent directly to get the full description of improvements and inclusions and to schedule your showing today!

- Street Address : 476 Castle Mountain Pass
- Lot Size Acres : 35.00 Acres
- Postal / Zip Code : 80820
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 42765
- County : Park
- Closest City : Guffey

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$333.00

Continual Grazing Lease keeps taxes low

### 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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