



## **Black Hills Prairie, Huerfano County, Colorado, 80.68 Acres**

**\$79,000**

- Agriculture, Equestrian, Off-Road, Wildlife Viewing

80 Acres of Untouched Colorado Beauty! These two 40 acre parcels have been virtually untouched for over 40 years. Enjoy easy access via a county road, with an additional private road leading to a more secluded and ideal building site. Electricity runs along the county road, with additional power poles on the northern boundary—offering multiple connection points to the grid across the property. The land features high native grasses, perfect for grazing horses or livestock. In the summer, the native vegetation turns a lush green, enhancing the regions natural beauty. Peaceful and quiet, the property offers stunning 360-degree views of the surrounding landscape, including the Spanish Peaks, Silver Mountain, Sheep Mountain, and Badito Cone. No HOA or covenants—giving you the freedom to build, use, or invest in the property on your terms!

### **Main Info**

- Street Address : TBD County Road 520
- Lot Size Acres : 80.68 Acres
- Postal / Zip Code : 81089
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 43379
- County : Huerfano
- Closest City : Walsenburg

### **Taxes**

Tax Year : 2024

Estimated Taxes per year are \$851.00

#### 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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