

**000 25th Trail - Cotopaxi, CO 81223 - Fremont County**

MLS: 2516327 - VL - Active - \$25,000

<b>MLS #:</b>	2516327	<b>File #:</b>	
<b>Status:</b>	Active	<b>Status Changed:</b>	08/08/2023
<b>List Price:</b>	<b>\$25,000</b>	<b>Org. List Price:</b>	\$25,000
<b>Property Type:</b>	Vacant Land/Acreage	<b>Listing Type:</b>	For Sale
<b>Subtype:</b>	HOA-No, CC&R's-No	<b>Zoning:</b>	Rural residential
<b>Acres:</b>	2.34	<b>Lot Dim:</b>	
<b>Lot Sq Ft:</b>		<b>Depth:</b>	
<b>Frontage:</b>			
<b>Finance Terms:</b>	Cash, Conv.		

**Location Information:**

<b>Address:</b>	000 25th Trail - Cotopaxi, CO 81223	<b>Elem. School:</b>	
<b>Area:</b>	Fremont County	<b>Middle School:</b>	
<b>County:</b>	Fremont	<b>Jr High School:</b>	
<b>Subdivision:</b>	Florida-Colo Acres	<b>High School:</b>	
<b>Gate #:</b>		<b>Tax APN #:</b>	98304178
<b>Legal Desc.:</b>	NE4SE4SE4SW4 SEC 12-20-73 FLA-COLO ACRES TR-92	<b>Taxes Annual:</b>	\$220.64
<b>Directions:</b>	From Westcliffe, north on 69 to Copper Gulch Rd, right on Copper Gulch to I Path. Left on I path to 25th Trail. There is no road to this property, and a 10-foot easement along the property line accesses the property. Please use Onyx or another app to access the property. Do not trespass.	<b>GPS:</b>	N38° 19.349' W105° 29.514' 38.32248690 -105.49190800

**Comments/Remarks: Mountain Property with Views**

**Public Remarks:** Looking for a piece of Colorado mountain property? This 2.34-acre parcel in Colorado Acres between Westcliffe and Canon City is priced right and waiting for you! No HOA, low taxes, mountain views. ATV, 4-wheel drive, or hike-in access is the very definition of getting away from it all. Bring the tents and prepare to be dazzled by the invigorating mountain air and expansive star-scapes in the night sky. Acreage is centrally located among those "civilized" towns of Canon City, Cotopaxi, and Westcliffe.

**Utilities Services:**

**Utilities:** Phone: Cell Service, Septic: Needs Permit, Septic: Needs Tank, Water: Needs Well (Not Drilled)

**Features:**

**Features Prop.:** View of Mountains

Listed By: Kimberly Powers - Summit & Main Realty Group

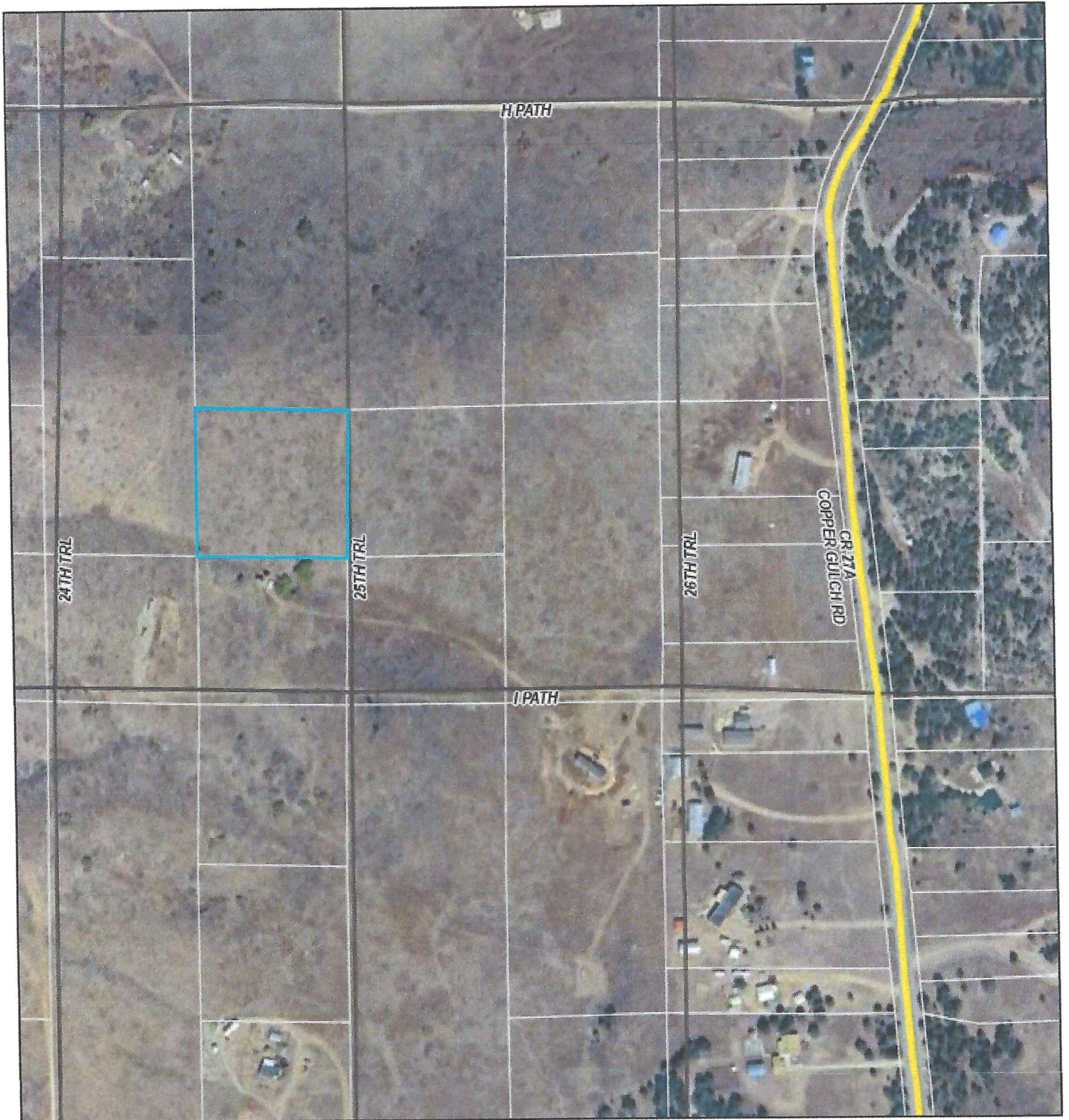
If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



**Summit & Main Realty Group**  
95 Main Street Suite A, PO Box 867  
Westcliffe, CO 81252

Office: (719) 792-9108  
www.summitandmain.com


# Fremont County Regional GIS Web Map



2/20/2024, 12:06:53 PM

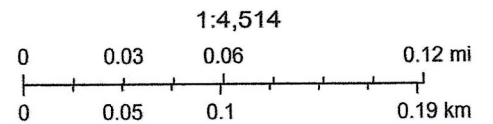
FC Roads

 minor arterial

 local

 FC Parcels

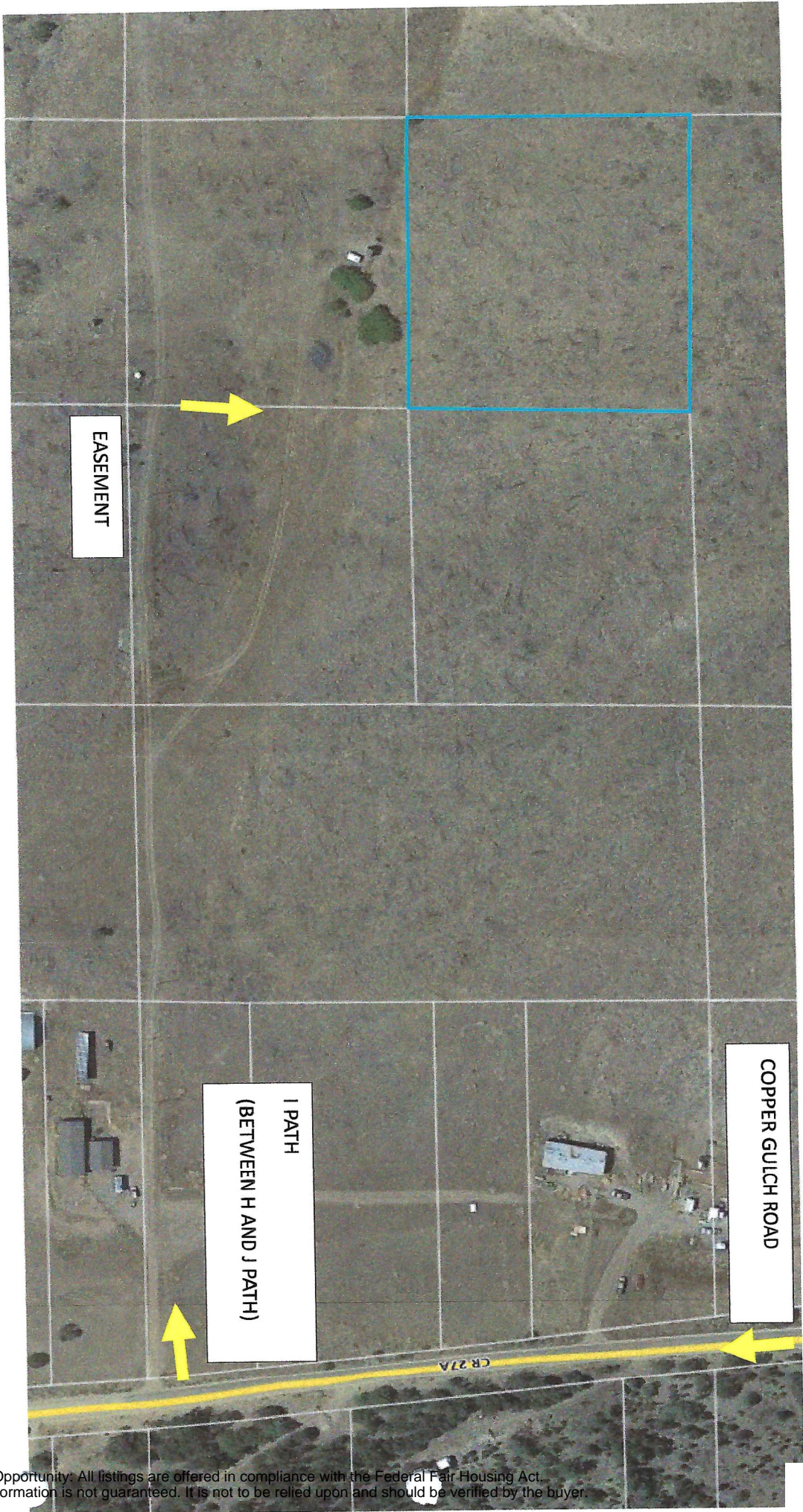
**Maps/diagrams for  
directional purposes only.  
Summit & Main Realty Group**



Google Maps



Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act.  
The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.  
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