

TBD 31st Trail - Cotopaxi, CO 81223 - Fremont County

MLS: 2516182 - VL - Active - \$15,000

MLS #:	2516182	File #:	
Status:	Active	Status Changed:	06/10/2023
List Price:	\$15,000	Org. List Price:	\$15,000
Property Type:	Vacant Land/Acreage	Listing Type:	For Sale
Subtype:	HOA-No	Zoning:	Rural residential
Acres:	2.64	Lot Dim:	
Lot Sq Ft:	114,998	Depth:	
Frontage:			
Finance Terms:	Cash, Conv.		

**Location Information:**

Address:	TBD 31st Trail - Cotopaxi, CO 81223	Elem. School:	Cotopaxi
Area:	Fremont County	Middle School:	
County:	Fremont	Jr High School:	
Subdivision:	Florida-Colo Acres	High School:	
Gate #:		Tax APN #:	76011690
Legal Desc.:		Taxes Annual:	\$67.60
Directions:	From Westcliffe take highway 69 to Copper Gulch Road. Follow Copper Gulch until L path. Take a right on L Path, left on 32nd Trail. Follow 32nd trail to a T, veer left uphill and park away from neighbor's driveway gate. Walking in using a hunting app is best.	GPS:	N38° 18.795' W105° 28.651' 38.31324170 -105.47751240

Comments/Remarks: Hilltop Lookout with Sangre Views!

Public Remarks: Here are 2.64 acres of investable, undeveloped land, with magnificent views of the Sangre de Cristo's and Wet Mountains, and ready for almost anything you can imagine. Located in Florida-Colorado Acres, there are no HOA or CCRs governing this land. If you'd like to build a new home or clear a space for camping, there are plenty of presentable options. Owning this land you'll be slightly off the beaten path and central to Canon City and Westcliffe. This is located off a dirt road, with paved Copper Gulch road less than 3 miles away. This property sits in a former burn scar and is priced accordingly. There is no drive to this property, so you'll need to put on your hiking boots and walk in for a short distance. Buyer to verify boundaries at buyer expense, and OnX Hunting app or similar is recommended while viewing the property. Enjoy this hilltop lookout for all it has to offer, as well as several local recreational opportunities such as fishing the Arkansas and hiking the mountains!

Utilities Services:

Utilities: Phone: Cell Service, Power: See Remarks, Septic: Needs Permit, Water: Needs Well (Not Drilled)

Features:

Features Prop.: Access- All Year, View of Mountains

Listed By: Mike Belcher - Summit & Main Realty Group

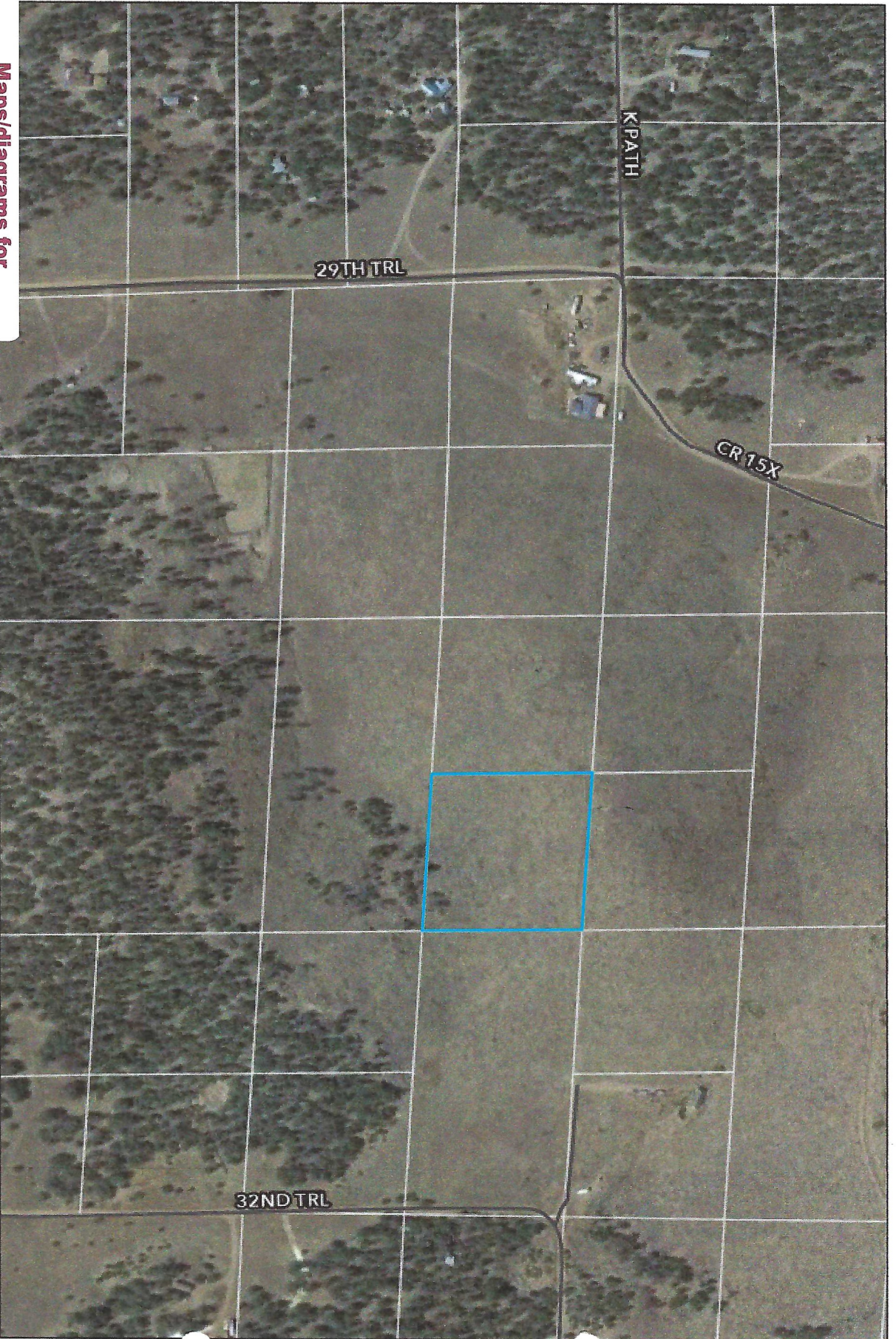
If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



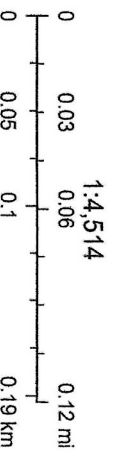
Summit & Main Realty Group
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Fremont County Regional GIS Web Map



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



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