

**Tallahassee Ranch**  
Canon City, CO 81212

**\$995,000**  
52.250± Acres  
Fremont County





**Tallahassee Ranch**  
**Canon City, CO / Fremont County**

---

**SUMMARY**

**City, State Zip**

Canon City, CO 81212

**County**

Fremont County

**Type**

Ranches, Recreational Land, Hunting Land

**Latitude / Longitude**

38.4494063 / -105.2253316

**Dwelling Square Feet**

3232

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

52.250

**Price**

\$995,000

**Property Website**

<https://www.mossyoakproperties.com/property/tallahassee-ranch-fremont-colorado/33958/>



**PROPERTY DESCRIPTION**

**PRICE IMPROVEMENT!! MOTIVATED SELLER!!!** This absolutely stunning Ranch home located in a private gated subdivision, South T Bar Ranch. This quite and peaceful subdivision is know for its great hunting of Elk, Mule Deer, Turkey, antelope, ear and other wildlife. The subdivision backs to thousands upon thousands of acres of BLM and is situated in GMU 58, keeping the herds strong. This livestock Ranch home is a beautiful 3 bedroom and 2.5 bath home with updates throughout the house . The views from the large bay windows in the home are breathtaking! The large entertainment deck will give you hours of uninterrupted views and pleasure. The state of the art hot tub will have you relaxing and refreshed. Modern kitchen, large living area, beautiful bathrooms and large bedrooms will give you plenty of rooms for your family or guests. The over sized garage is a plus and large barn /workshop will give you plenty of room to store your toys or farm equipment. The stables is well kept and ready for horses or livestock and has a room for a ranch hand or caretaker. Loafing sheds and storage, and the entire property is wired for electric fence and cross fenced for livestock. There is also a great greenhouse and crop area for growing crops and it's high fenced for keeping the deer and other creatures out of your crops. Located near Canon City and all the things a city offers, hospitals , schools, restaurants, hardware stores, Walmart and everything you need in just around a 45 min drive. If you are looking for a perfect place to have your horses, livestock or just a great place to hunt, this Is your place. Don't wait on this one !

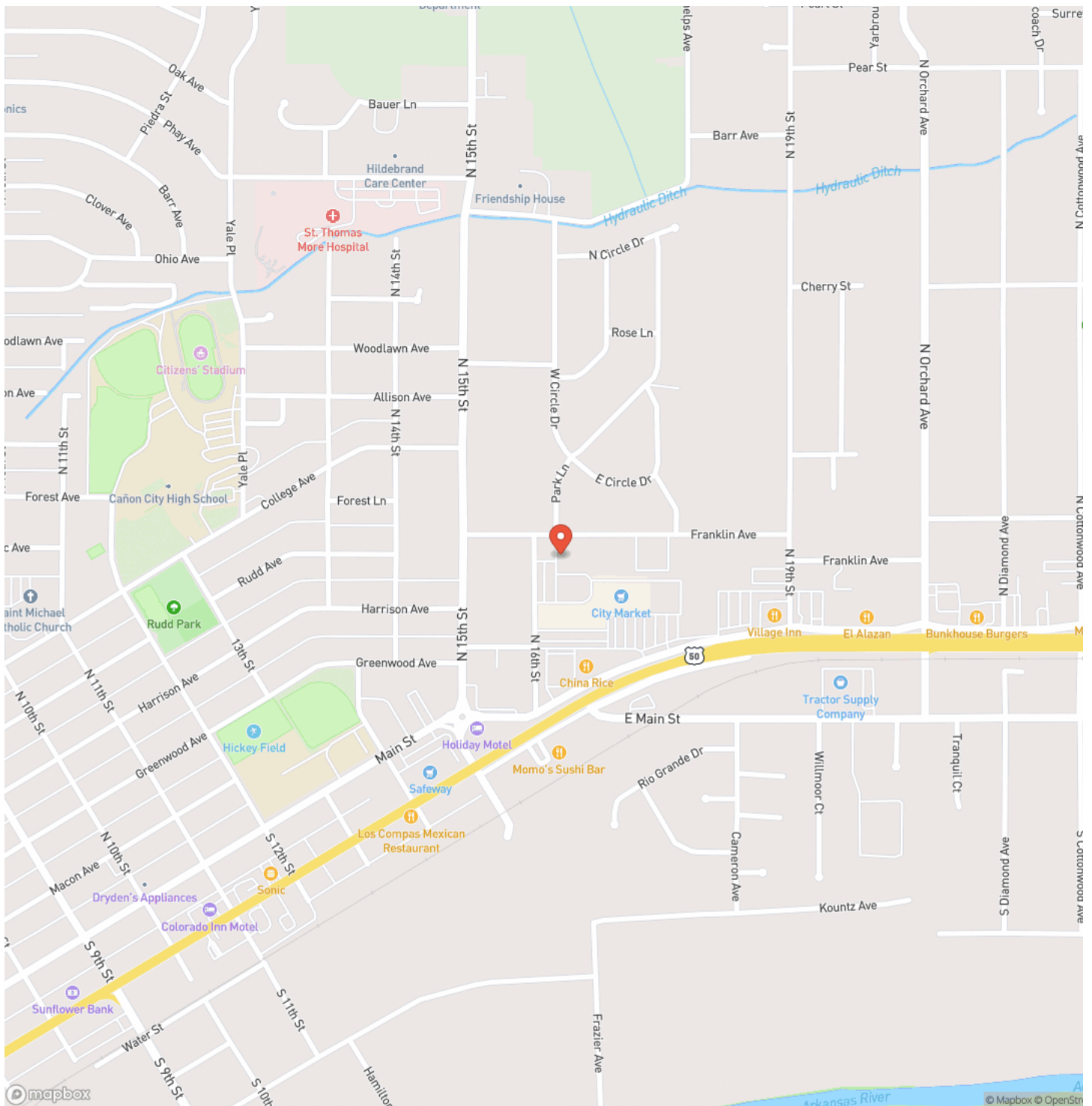


Tallahassee Ranch  
Canon City, CO / Fremont County

---

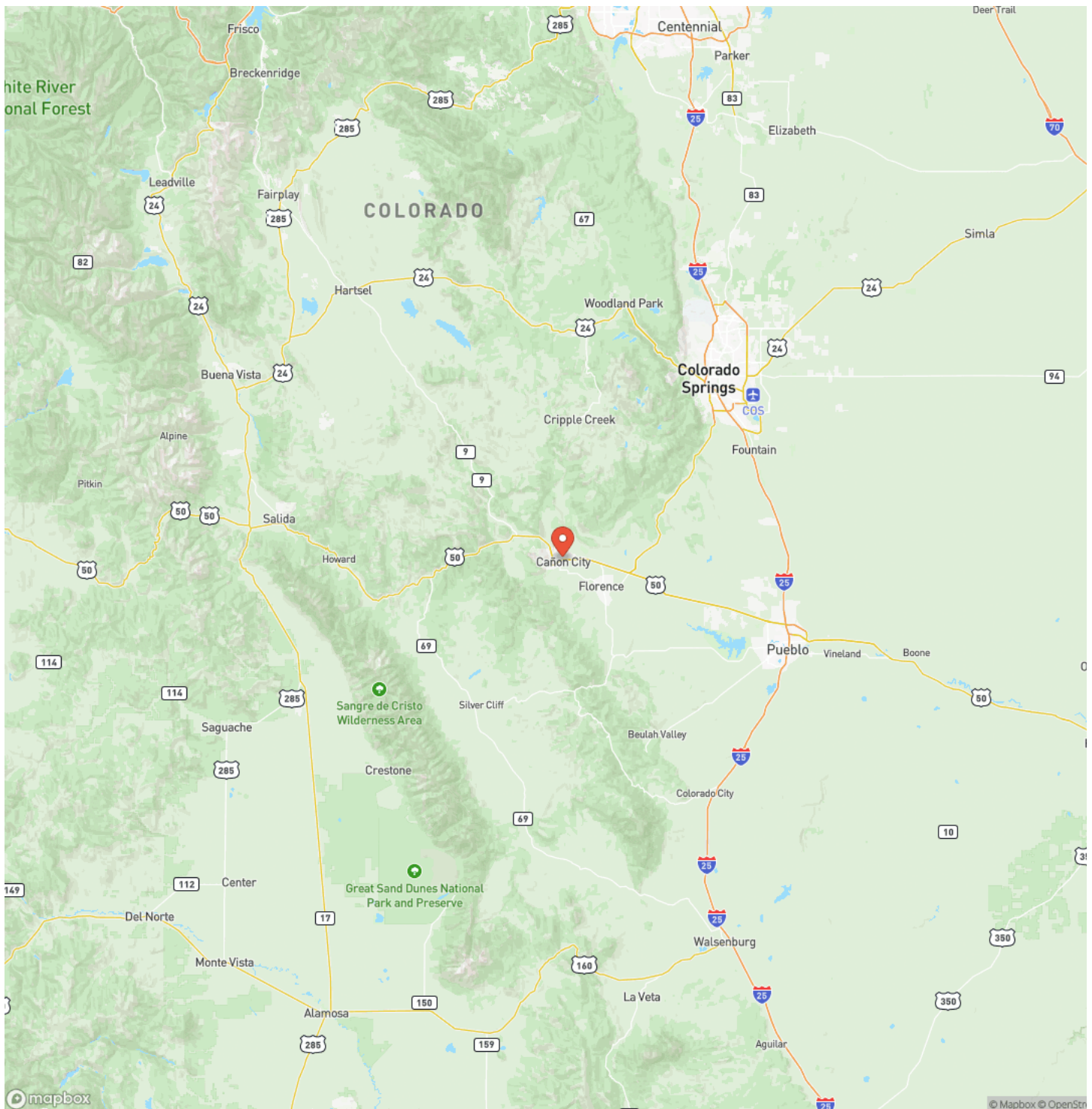


## Locator Map



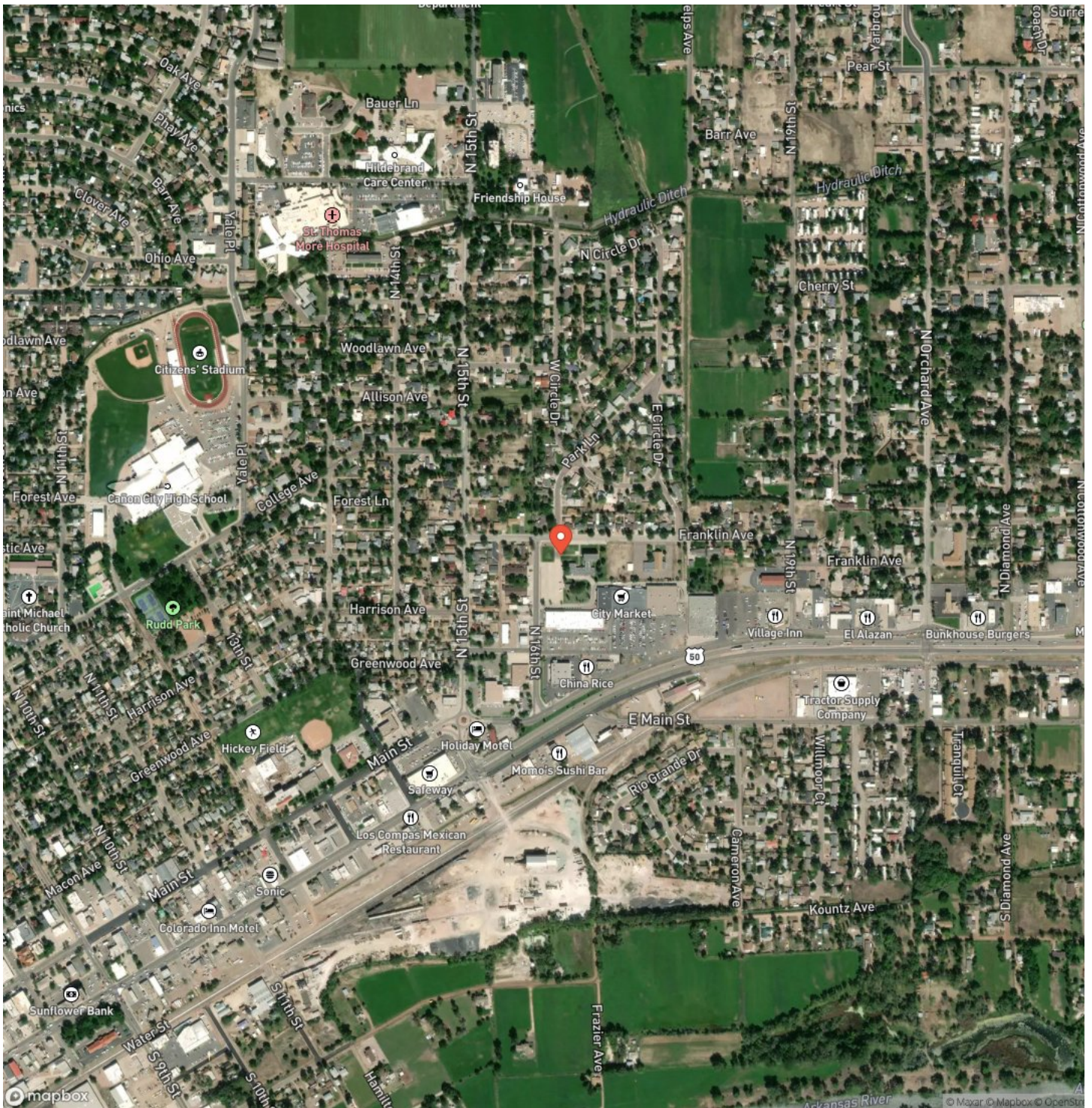


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Gary Smith - CO

## Mobile

(303) 250-9466

## Office

(719) 686-8744

## Email

gsmith@mossyoakproperties.com

### Address

844 Beaver Pond Drive

## City / State / Zip

Divide, CO 80814

## NOTES

[illegible]



[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





---

**Mossy Oak Properties Colorado Mountain Realty**  
844 Beaver Pond Drive  
Divide, CO 80814  
(719) 686-8744  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

