T Bar Ranch
TBD S Tallahassee Trail Lot 15
Canon City, CO 81212

$135,000
35.4± Acres
Fremont County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
TBD S Tallahassee Trail Lot 15

City, State Zip
Canon City, CO 81212

County
Fremont County

Type
Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
38.526220 / -105.539293

HOA (Annually)
$395

Acreage
35.4

Price
$135,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

If you've ever wanted a special hunting property, one that's private, no public access, and one that is still close enough to be able to make a weekend hunting trip, this is it! Close to Canon City, with all the amenities of restaurants, nightlife, and Royal Gorge. This beautiful gated community is surrounded by thousands of acres of BLM land and the property itself is located very close to BLM access point Underground power and phones with dial up service already installed to the property line of each parcel and utilities already in place buried under the road system. Two and a half hours from Denver to the gate at the front of the ranch. This lot is 35.4 acres with scattered aspen and ponderous trees, HUGE rock and volcanic formations, rolling meadow and open areas with spectacular hillside building sites. Taxes on this lot are low due to an long term in-place agricultural grazing lease. The free roaming cattle are what keep the taxes so low. The POA provides year round care of the 26 miles of ranch roads and year round access. The southern boundary of the ranch is Federal BLM with over 25,000 acre. All this open space is a magnetic for large deer and elk herds, turkeys, coyotes, bear, mountain lion and antelope . It's nearby world class fishing, hiking, biking, water rafting, skiing and mountain climbing. Whatever the outdoor enthusiast would like to do is at your own backyard. Build your dream mountain home or just camp on the weekends. There are two year round ponds and South Tallahassee Creek runs through the property. Mother nature was particular good at South T-bar as it blanked the area was lots of pine trees, amazing rock formations, break taking views and abundant wildlife. The temperate climate with limited snowfall and over 320 sunny days a year are a big hit if you love the out of doors. The nearby area overs a huge list of activities like camping, hiking, Good Medals fishing on The famous Arkansas River. Less than two hours to Colorado Springs airport. DON'T MISS THIS OPPORTUNITY!!











Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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City / State / Zip
Divide, CO 80814

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DISCLAIMERS

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