

**Cat Head Canyon**  
4170 Hwy 12  
Weston, CO 81091

**\$459,000**  
94.920 +/- acres  
Las Animas County





## Cat Head Canyon

### Weston, CO / Las Animas County

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### SUMMARY

**Address**

4170 Hwy 12

**City, State Zip**

Weston, CO 81091

**County**

Las Animas County

**Type**

Recreational Land, Riverfront, Hunting Land

**Latitude / Longitude**

37.2271267851 / -105.058634901

**Taxes (Annually)**

901

**Dwelling Square Feet**

1647

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

94.920

**Price**

\$459,000

**Property Website**

<https://stjamesSPORTINGproperties.com/property/cat-head-canyon-las-animas-colorado/9371/>



## **PROPERTY DESCRIPTION**

Cross over Brown Creek and enter into Cat Head Canyon. This 94.92 +/- acre property has .32 miles of Brown Creek that wanders through it. The cabin sits within the unique rock dike formations towering above and surrounded by Pines, Aspens, and Oak Brush. This charming cabin is a must-see with high ceilings and picture windows that give way to expansive views! The kitchen, bedroom, and one bathroom are on the main level, and the loft provides another sleeping area, sitting area, and bathroom. Downstairs you will find another room acting as a bedroom and access to the garage. Whether you want to be hunting, fishing, hiking, or relaxing, this property checks all the boxes.

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## **PROPERTY ATTRIBUTES**

- Gated entry
  - 36.78 acres with Cabin
  - 58.14 acres with 50% shared interest
  - .32 miles of Brown Creek runs through the property
  - Well
  - Vegetation includes Oak brush, Pines, and Aspens.
  - Access to National Forest
  - Elevation 9,200-9,600 feet
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## **IMPROVEMENTS**

- 1,647 square feet cabin with two bedrooms, two bathrooms, a loft with sleeping area, a lower-level storage/ sleeping area, and a two-car garage
  - Wrap around deck
  - Hot tub
  - No HOA or covenants
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## **RECREATION**

- GMU 851
- Elk, Deer, Bear, and Mountain Lion hunting
- Over the counter archery and rifle tags for elk
- Owners have harvested trophy elk on the property

- Over the counter, private land, rifle tags for bear
  - Access to thousands of acres of National Forest
  - Brookie fishing in Brown Creek
  - Rainbow and Brown Trout fishing at nearby North and Monument Lake
  - Less than 1 mile from Monument Lake
  - Less than 2 miles from North Lake
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## LOCALE

- 49 minutes from Trinidad, Colorado
  - 1 hour 43 minutes from Pueblo, Colorado
  - 2 hours and 22 minutes from Colorado Springs, Colorado
  - 3 hours and 27 minutes from Denver, Colorado
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## SUMMARY

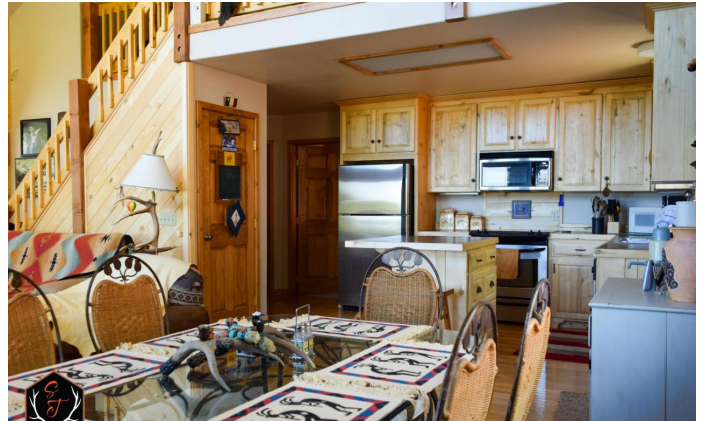
With an abundance of fresh mountain air and the beautiful sounds of the nearby creek, this cabin is as relaxing as they come. This charismatic cabin offers rustic details and incredible views. Looking up the ridge off of the deck, you can see the rock formation that looks like a cat head, the reason it is called Cat Head Canyon.

Seller is willing to split the property, to sell 36.78 +/- acres with cabin or 58.14 +/- acres with 50% shared interest if not wanting to purchase all together.

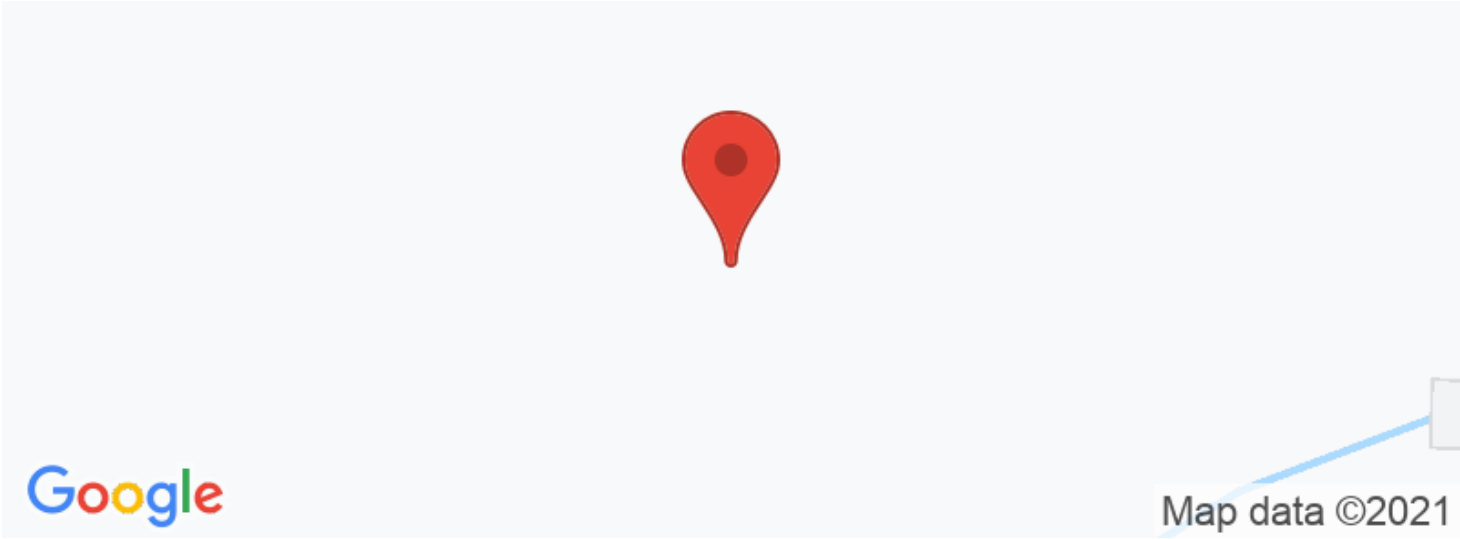


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Weston, CO / Las Animas County

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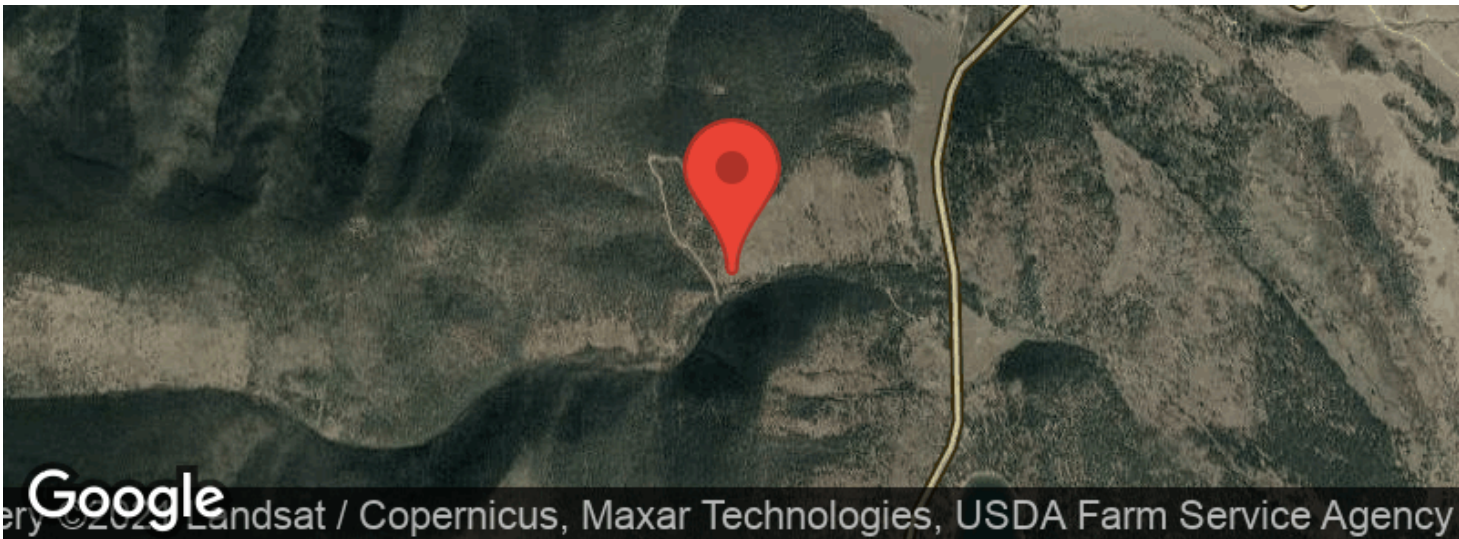


# Locator Maps





# Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Darrell Fisher

**Mobile**

(719) 252-8244

**Email**

darrell@sjssportingproperties.com

**Address**

721 Main Street

**City / State / Zip**

Windsor, CO, 80550

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

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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.



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**St. James Sporting Properties**

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[SJSportingProperties.com](http://SJSportingProperties.com)

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