

Autumn Creek 36+/-
TBD Rosebush Rd.
Canon City, CO 81212

\$210,000
35± Acres
Fremont County



Autumn Creek 36+/-
Canon City, CO / Fremont County

SUMMARY

Address

TBD Rosebush Rd.

City, State Zip

Canon City, CO 81212

County

Fremont County

Type

Undeveloped Land, Lot

Latitude / Longitude

38.6132 / -105.5492

Taxes (Annually)

13

HOA (Annually)

384

Acreage

35

Price

\$210,000

Property Website

<https://greatplainslandcompany.com/detail/autumn-creek-36-fremont-colorado/11090/>



PROPERTY DESCRIPTION

This is the kind of property that everyone dreams of owning in Colorado — and now it can be yours!

Located in the highly sought-after Autumn Creek community, this stunning 35-acre parcel offers a unique combination of natural beauty, privacy, and convenience. Perched near the top of the development, the property boasts sweeping views of Burris Mountain and the surrounding high-country landscape. Whether you're watching the sunrise over the peaks or enjoying the golden hues of a Colorado sunset, the vistas from this lot are nothing short of breathtaking.

Access is easy and secure, with well-maintained roads leading to a private gated entrance that ensures peace of mind and a true sense of seclusion. Once inside, you'll discover an ideal building site at the top of the lot — a gently sloped area that provides the perfect foundation for your mountain home.

One of the property's most prized features is the year-round stream which is Cottonwood Creek, which flows year-round through the lower portion of the lot. This is a rare find in Colorado, where seasonal creeks are far more common. The availability of running water adds a vibrant life in the warmer months and creates a critical source of moisture for local wildlife. The terrain and natural vegetation also make it possible for horses, giving you the freedom to build not only a home but a full mountain homestead.

Whether you're envisioning a rustic cabin, a luxurious estate, or a weekend getaway, this land offers endless possibilities. Enjoy all four seasons and 300+ days of sunshine surrounded by nature, with plenty of room to explore, relax, and unwind.

Don't miss your chance to own a piece of Colorado paradise — make this exceptional Autumn Creek property the foundation for your dream lifestyle.

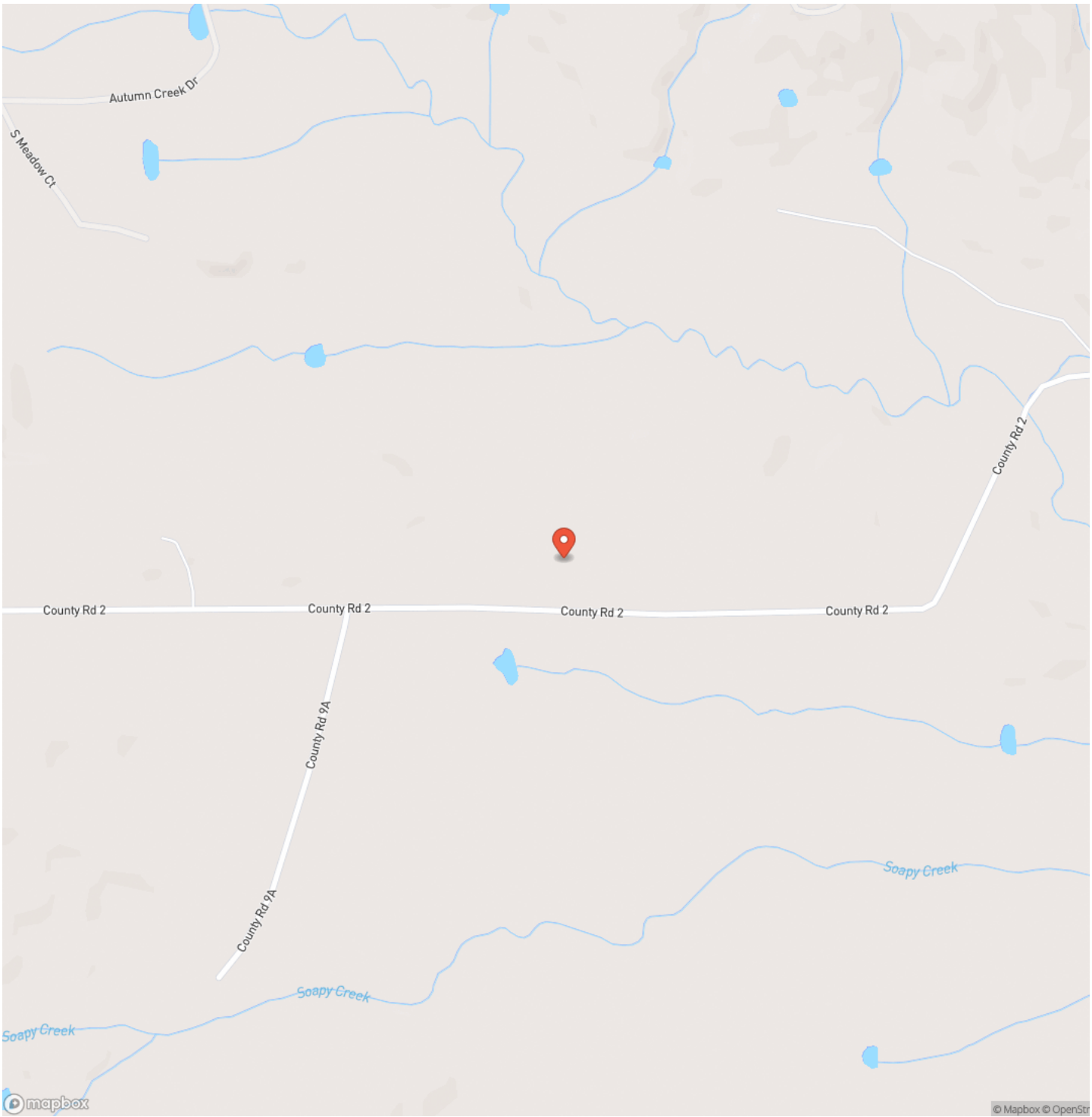
- Power at the property line
- 43 minutes to Canon City
- 1:30 to Colorado Springs

Call today to schedule a showing !

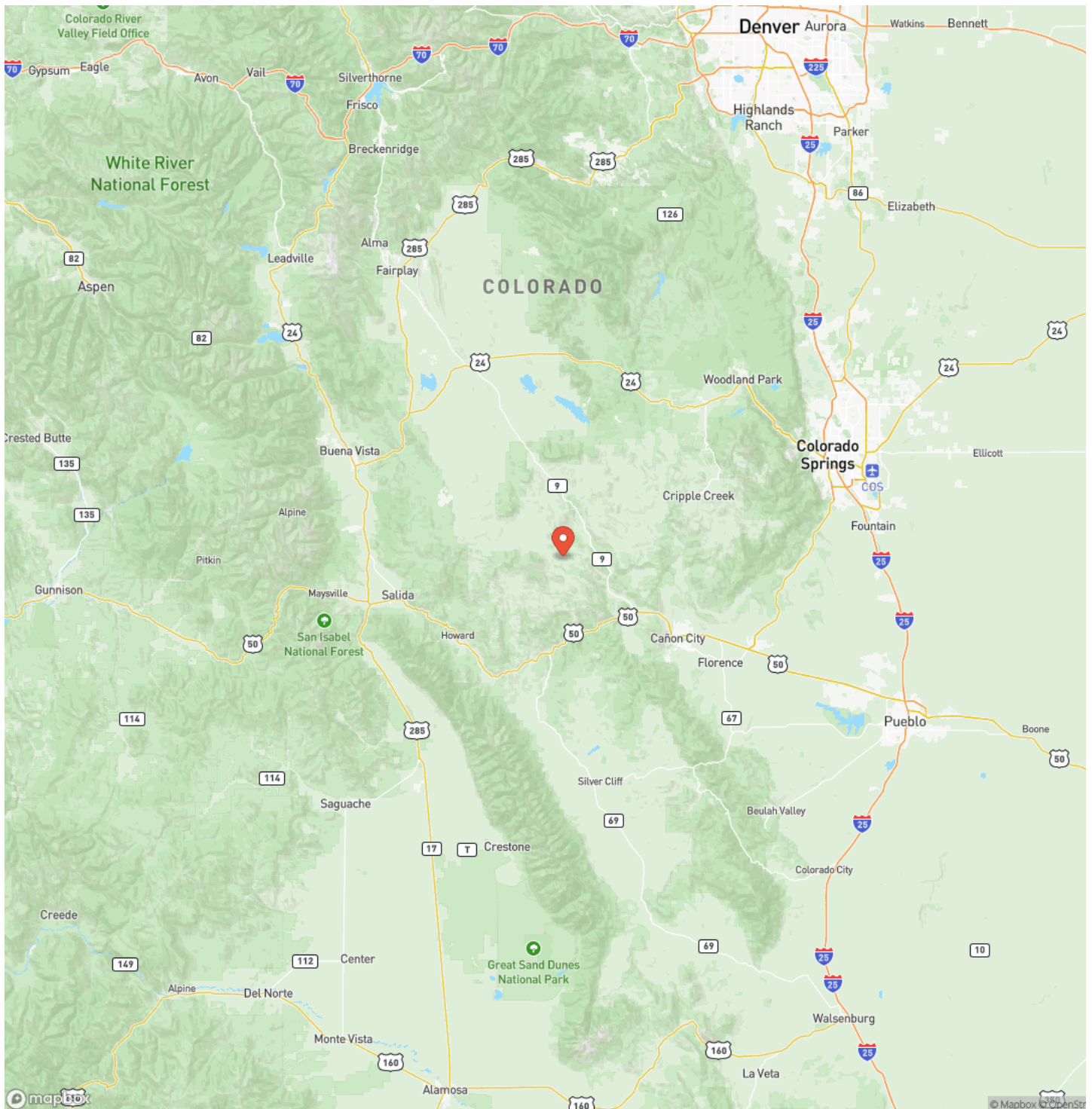
Autumn Creek 36+/-
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Whiting

Mobile

(719) 387-9375

Email

clint@greatplains.land

Address

City / State / Zip

NOTES

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.

This image shows a single 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.



MORE INFO ONLINE:
greatplainslandcompany.com

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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