

Timber Canyon 40
Trinidad, CO 81082

\$79,495
40± Acres
Las Animas County



Timber Canyon 40
Trinidad, CO / Las Animas County

SUMMARY

City, State Zip

Trinidad, CO 81082

County

Las Animas County

Type

Recreational Land, Single Family, Lot

Latitude / Longitude

37.2947 / -104.595

Acreage

40

Price

\$79,495

Property Website

<https://greatplainslandcompany.com/detail/timber-canyon-40-las-animas-colorado/30066>



MORE INFO ONLINE:

greatplainslandcompany.com

Timber Canyon 40
Trinidad, CO / Las Animas County

PROPERTY DESCRIPTION

This 40 acre tract is located in a secluded area Southwest of Ludlow and has a beautiful meadow that is ready for your getaway cabin to enjoy the peace and quiet.

Power has been brought into the property to make it that much easier to get started. There are two access points to get to this property but 4 wheel drive is recommended.

Las Animas County is home to the second largest elk herd and has thousands of acres of San Isabel National Forest as well as several other wildlife areas nearby.

Come take a look at this slither Colorado property where the average summer temperature is 82 degrees and winter temperatures average in the 50 degree range.

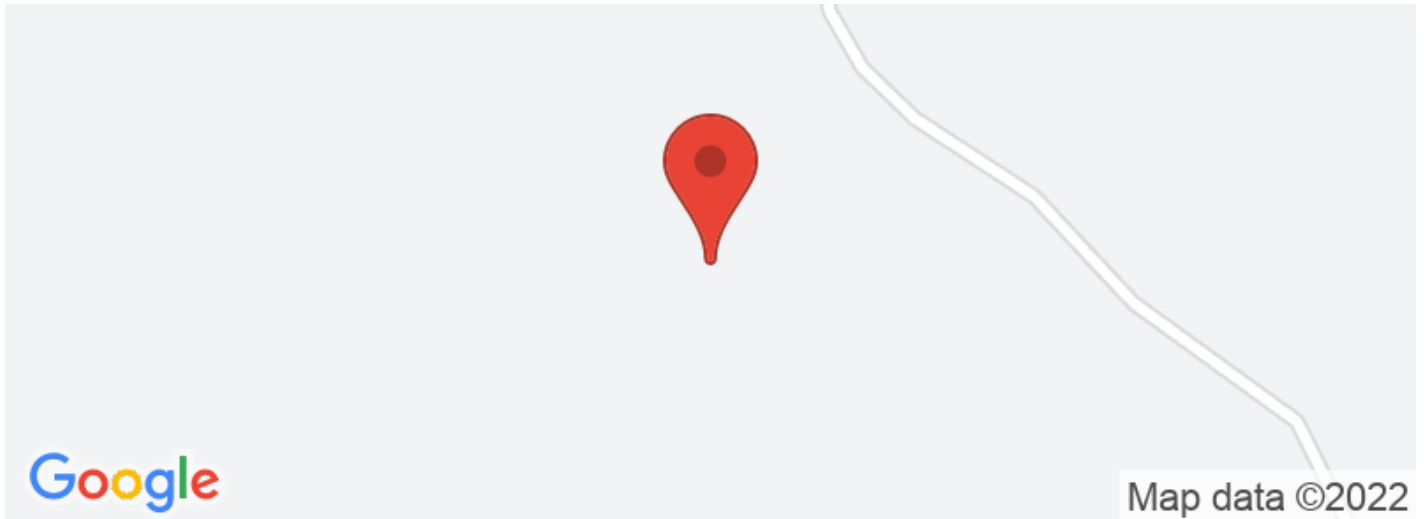
Call today for an exclusive showing.

[719-387-9375](tel:719-387-9375)

Timber Canyon 40
Trinidad, CO / Las Animas County



Locator Maps



Aerial Maps



MORE INFO ONLINE:

Timber Canyon 40
Trinidad, CO / Las Animas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Whiting

Mobile

(719) 387-9375

Email

clint@greatplains.land

Address

505 W. Main

City / State / Zip

Yukon, OK 73099

NOTES

MORE INFO ONLINE:

greatplainslandcompany.com

[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.

MORE INFO ONLINE:

Great Plains Land Company
505 W. Main St
Yukon, OK 73099
(405) 255-0051
greatplainslandcompany.com
