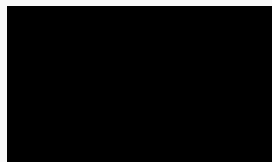


Picketwire 80+/-
16198 Picketwire Road
Trinidad, CO 81024

\$175,000
80± Acres
Las Animas County



**Picketwire 80+/-
Trinidad, CO / Las Animas County**

SUMMARY

Address

16198 Picketwire Road

City, State Zip

Trinidad, CO 81024

County

Las Animas County

Type

Hunting Land, Lot, Undeveloped Land

Latitude / Longitude

37.2216 / -104.565

Acreage

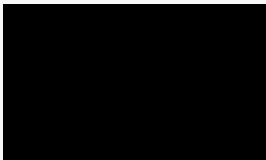
80

Price

\$175,000

Property Website

<https://greatplainslandcompany.com/detail/picketwire-80-/las-animas/colorado/36846/>



**Picketwire 80+/-
Trinidad, CO / Las Animas County**

PROPERTY DESCRIPTION

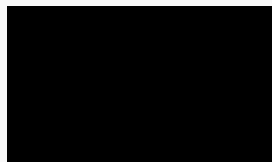
This beautiful 80-acre property in Las Animas County is conveniently located just 2.5 miles from the Picketwire Ranch gate and offers incredible views of Fisher Peak and the surrounding southern Colorado landscape. The upper portion of the property features a large plateau-like area that creates an ideal homesite with sweeping panoramic views in nearly every direction. Whether you are looking for a full-time residence, weekend getaway, or recreational retreat, this property provides the perfect setting to enjoy peaceful rural living.

One of the standout features is the existing water well that has already been drilled and only needs a pump installed, adding both convenience and value. The property also includes a seasonal pond and a meandering 2-track trail that leads to the highest areas of the land, making it easy to explore by ATV, hiking, or horseback riding.

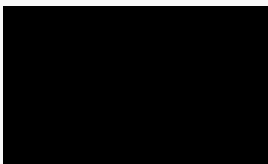
Vegetation throughout the property includes native grasses, pinyon juniper, scrub oak, and mature cottonwood trees along the valley, creating a diverse and scenic landscape that attracts local wildlife. With no HOA or POA restrictions, you have the freedom to use the land as you choose while enjoying privacy, quiet surroundings, and mild Colorado winters.

Located only 20 minutes from Trinidad, you can enjoy the convenience of nearby shopping, dining, and services while still experiencing the beauty and solitude of country living.

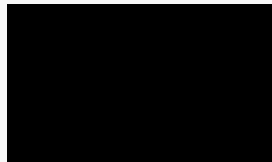
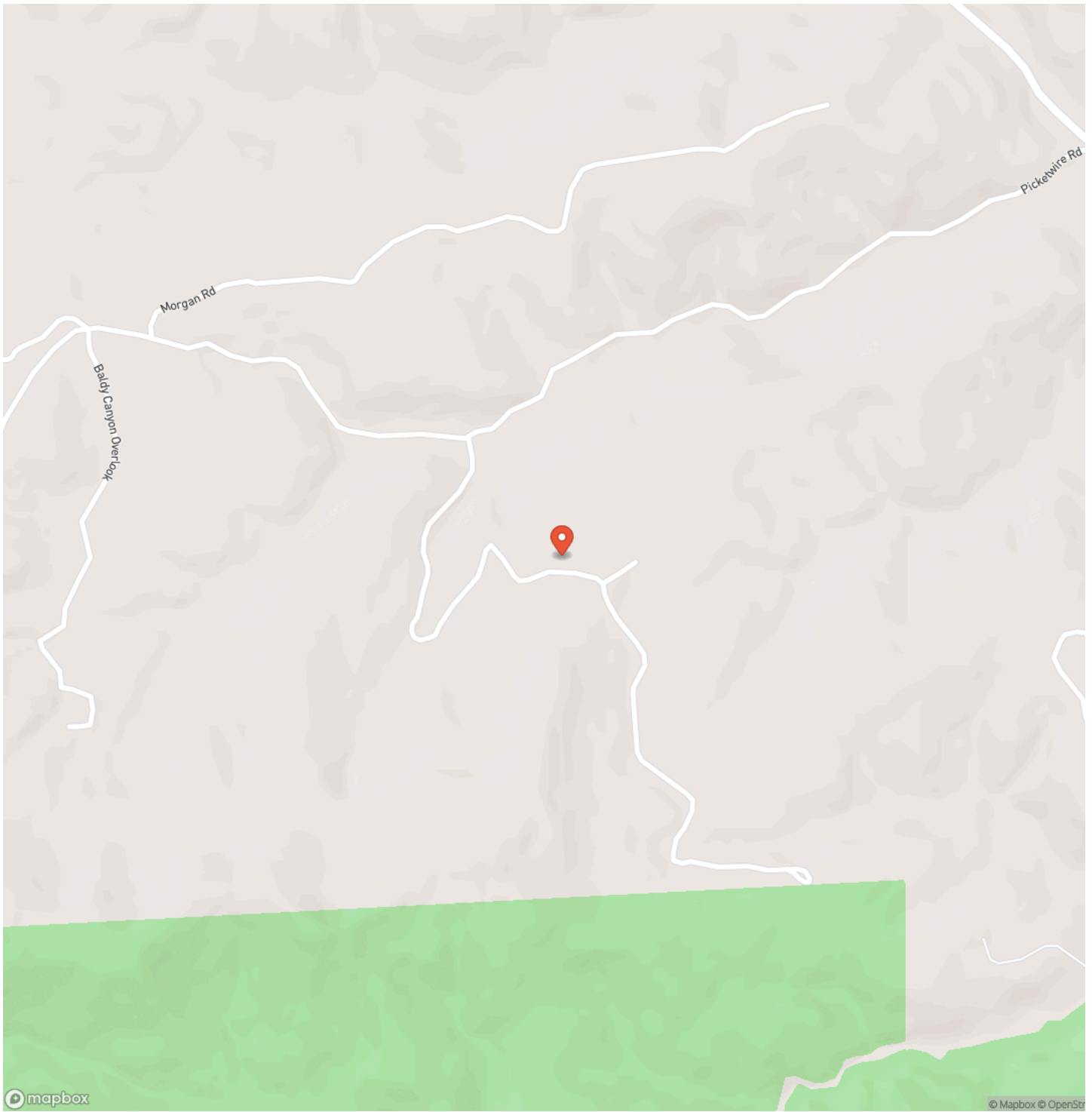
Call today for a private showing. Sellers are considering all offers!



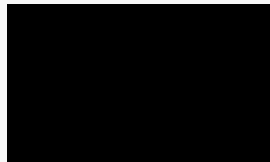
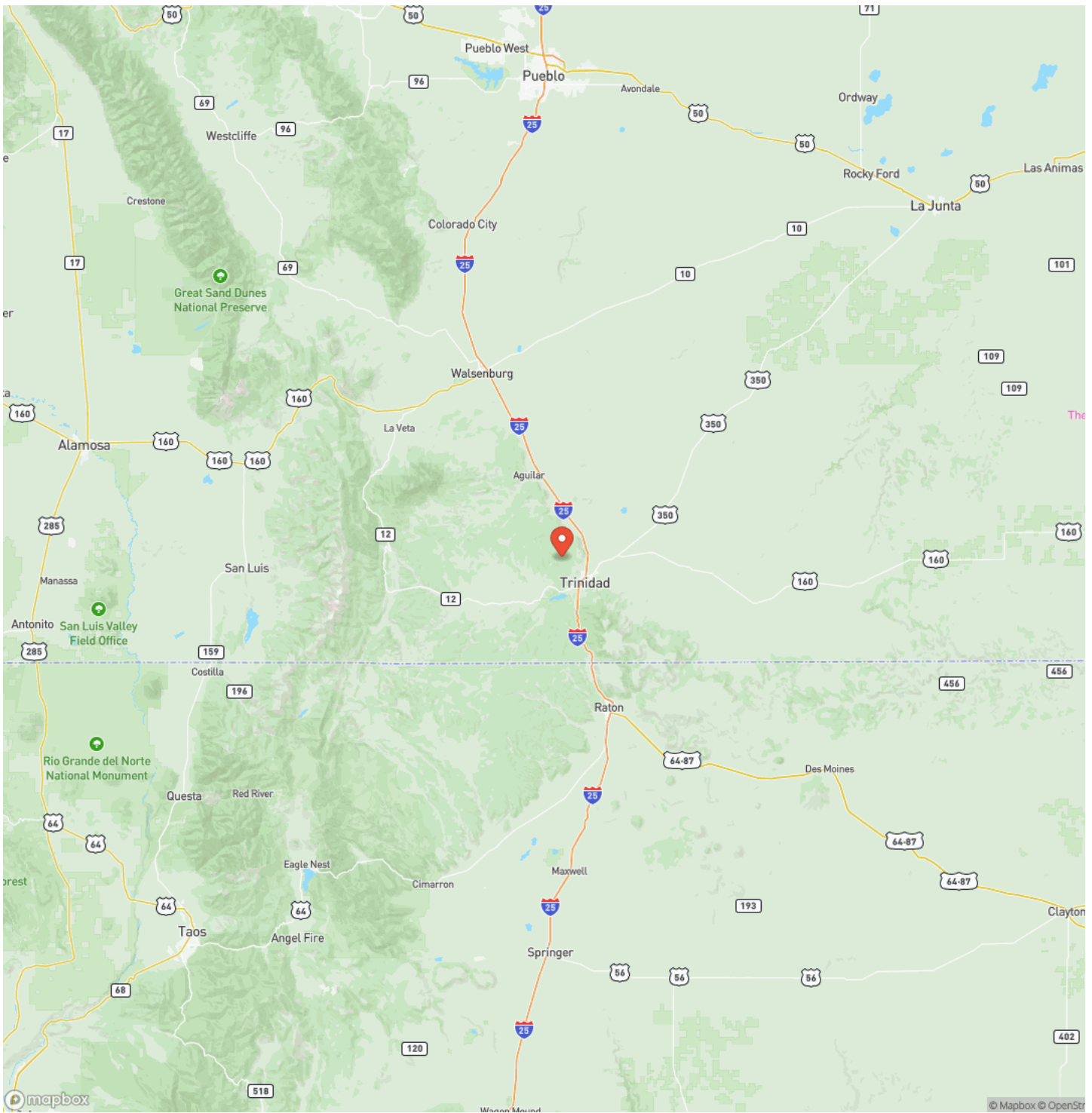
Picketwire 80+/-
Trinidad, CO / Las Animas County



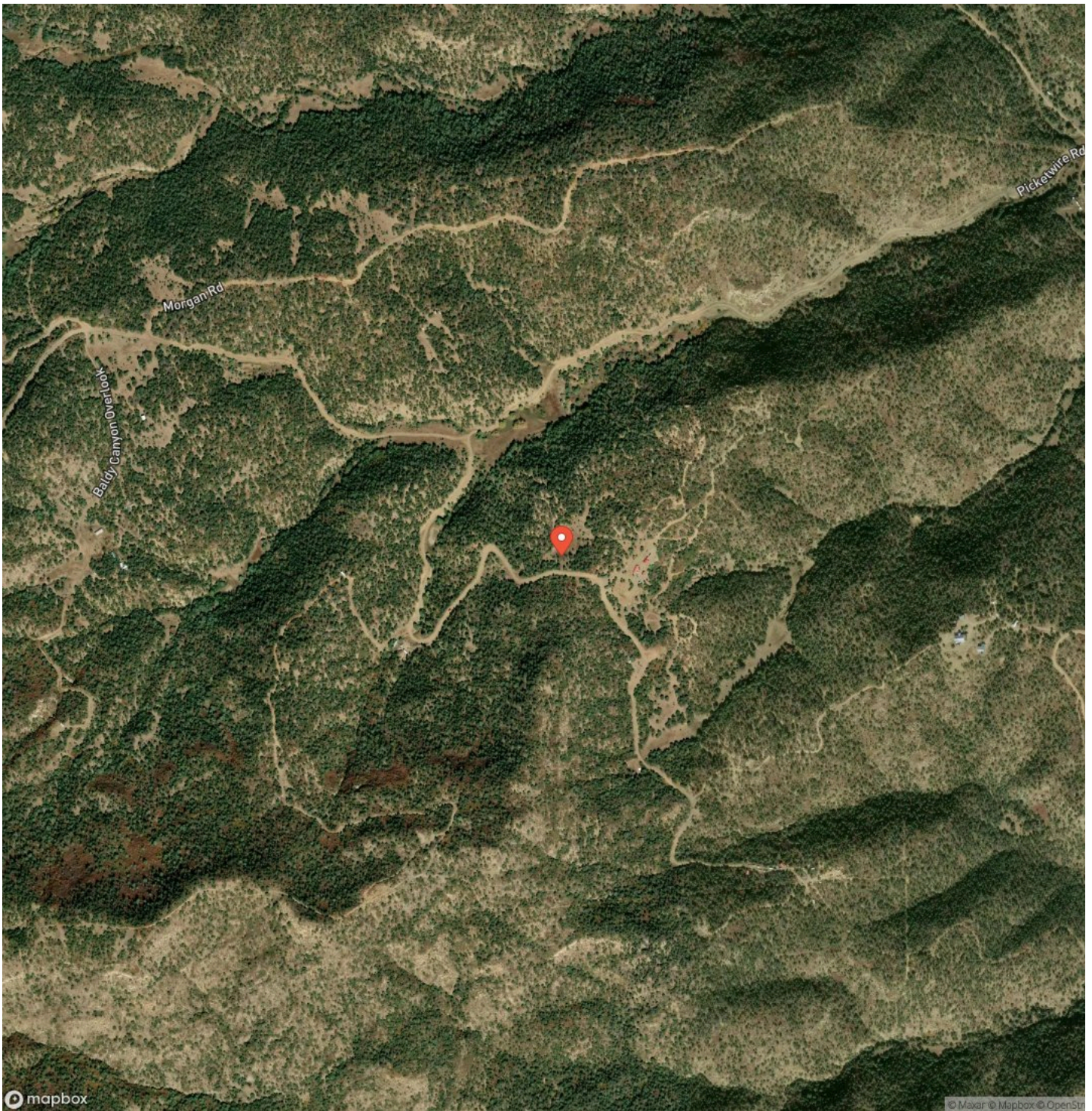
Locator Map



Locator Map



Satellite Map



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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