

**Red Rock Ridge**  
**Upper Beaver Creek Road**  
**Canon City, CO 81212**

**\$695,000**  
**276± Acres**  
**Fremont County**



**Red Rock Ridge**  
**Canon City, CO / Fremont County**

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**SUMMARY**

**Address**

Upper Beaver Creek Road

**City, State Zip**

Canon City, CO 81212

**County**

Fremont County

**Type**

Ranches, Recreational Land, Horse Property, Hunting Land

**Latitude / Longitude**

38.510862 / -105.084331

**Taxes (Annually)**

\$126

**Acreage**

276

**Price**

\$695,000



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### **PROPERTY DESCRIPTION**

Red Rock Ridge

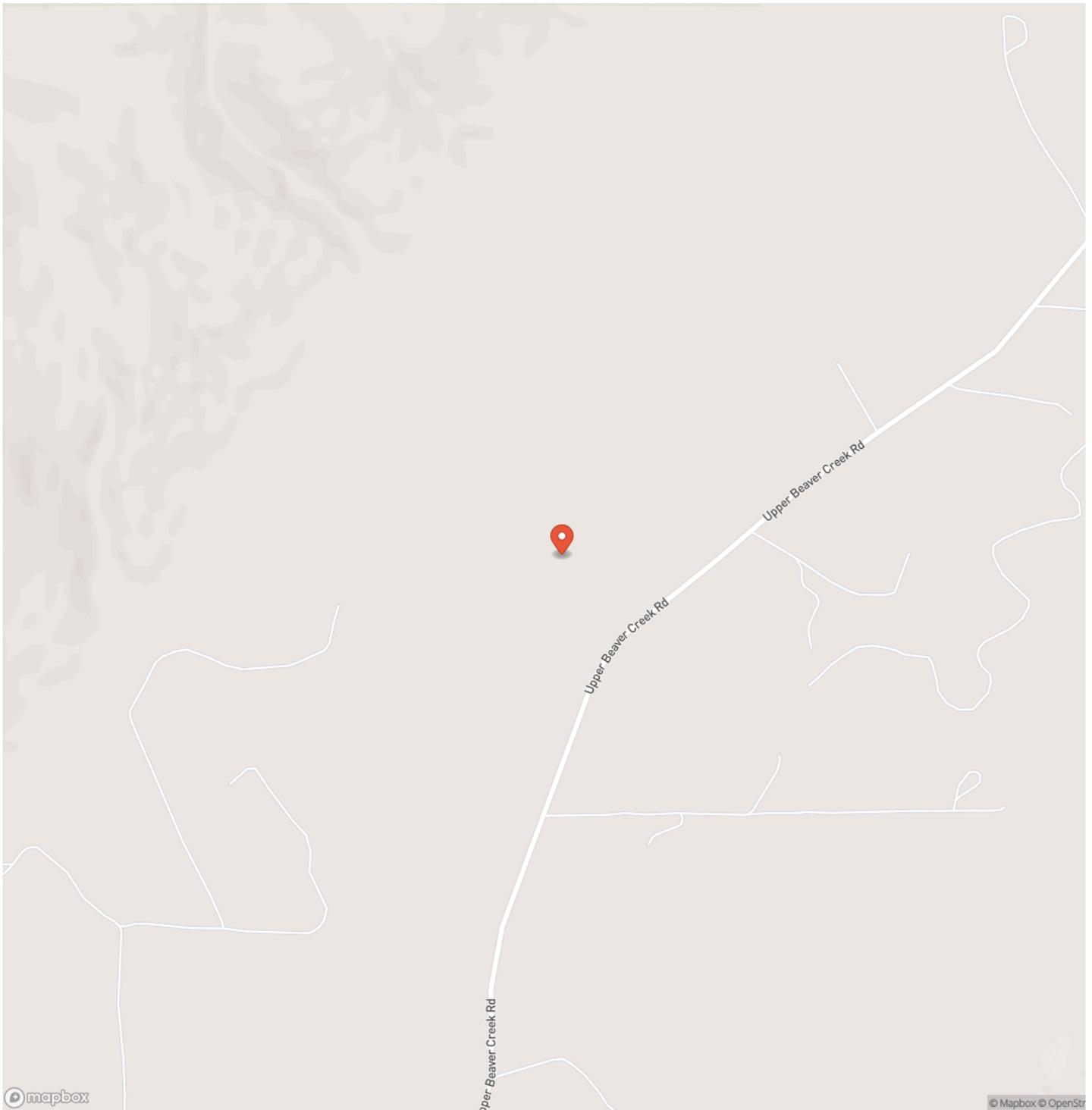
276 gentle acres bordering 30 square miles of Bureau of Land Management public lands. Over the counter elk tags for archery second and third seasons. This land is blessed with 100% usable terrain with a perfect mix of trees and meadow. 5 minutes away is hunting access to the wilderness area and 10 minutes you will be fishing for trout in Beaver Creek that is public access, presented in the stream photo. Bring the horses and ride 20 miles north and fish Skagway Reservoir or the public Beaver Creek Wilderness system or hunt big game. Year round access of a Fremont County road and five minutes to a State Highway and only 15 minutes to Canon City. The views of the Sangre De Cristo 14,000 foot peaks are spectacular. There are no HOAs, covenants, easements or restrictions. Annual taxes are only \$127 as it is a non restrictive agricultural zoning.

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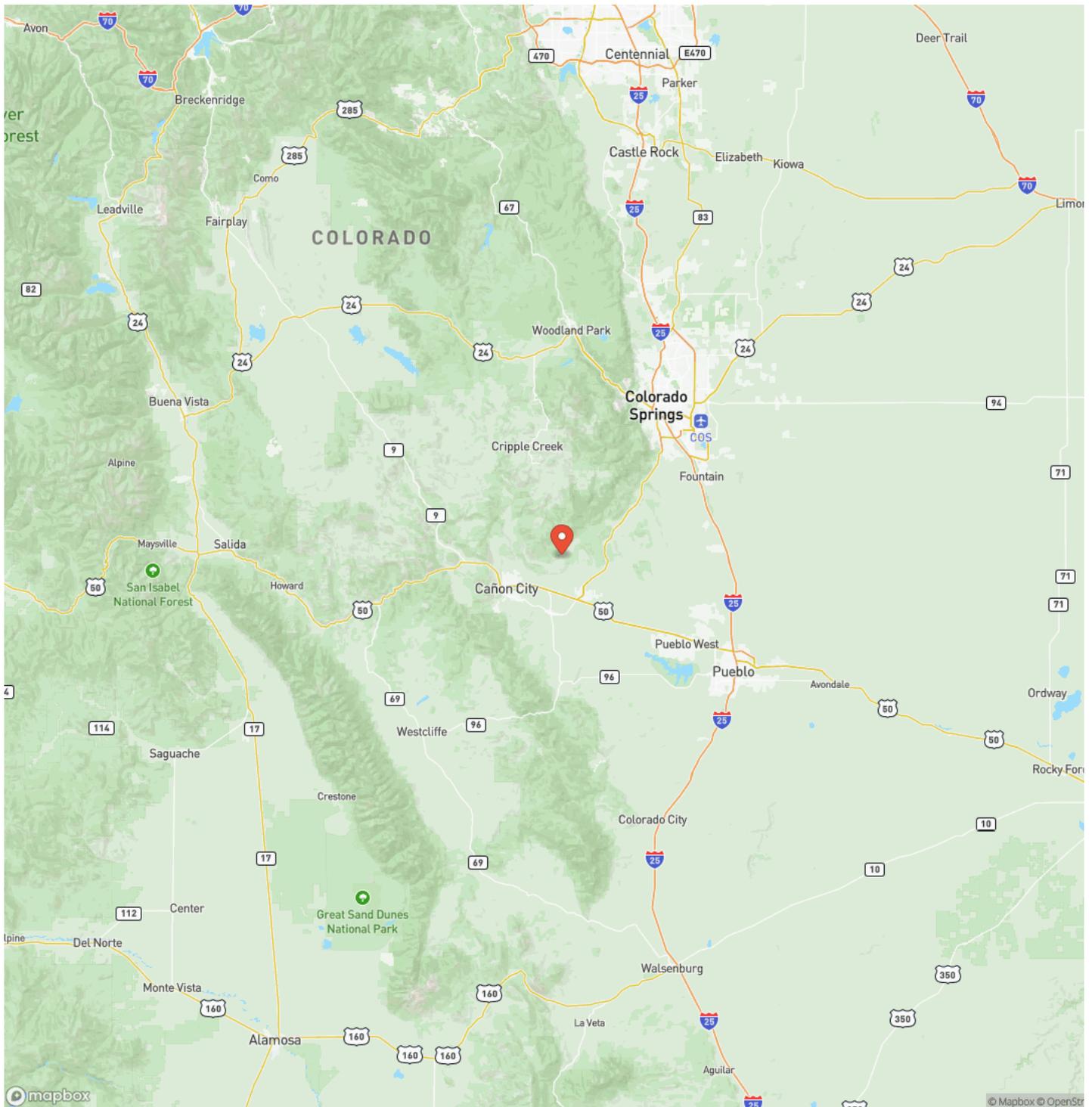
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## Locator Map



# 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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**Mossy Oak Properties Colorado Mountain Realty**  
844 Beaver Pond Drive  
Divide, CO 80814  
(719) 686-8744  
[MossyOakProperties.com](http://MossyOakProperties.com)

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