

**Hidden Springs Ranch**  
592 Glitter Gulch Court  
Canon City, CO 81212

**\$1,100,000**  
350 +/- acres  
Fremont County





# Hidden Springs Ranch

## Canon City, CO / Fremont County

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### **SUMMARY**

**Address**

592 Glitter Gulch Court

**City, State Zip**

Canon City, CO 81212

**County**

Fremont County

**Type**

Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**

38.6894 / -105.4924

**Taxes (Annually)**

1304

**Dwelling Square Feet**

1600

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

350

**Price**

\$1,100,000

**Property Website**

<https://www.mossyoakproperties.com/property/hidden-springs-ranch-fremont-colorado/19946/>



## **PROPERTY DESCRIPTION**

### Hidden Spring Ranch

350 acres surrounded by Bureau of Land Management for miles and miles of hunting, horseback riding and hiking. Nestled in the towering Cotton Woods and hidden from the world is a comfortable, totally off-grid and self-sustaining, two bedrooms two bath ranch home and a turn of the century guest cabin. The access very convenient from State Highway 9 about 20 minutes north of Canon City. There is a hidden spring on the old stage coach road that led to Cripple Creek, "The World's Greatest Gold Mining District". The property has exceptional big hunting for elk and deer in Trophy Game Management Unit 58. The 350-acre ranch also has the advantage of Land Owner Draw advantages. Free from conservation easement, covenants, or HOA's. The seller is willing to split this property. Be the first to see this new exciting property that check all the boxes.

Well priced at \$1,100,000





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# Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Bob Regester

**Mobile**

(719) 686-8744

**Email**

bregester@mossyoakproperties.com

**Address**

844 Beaver Pond Drive

**City / State / Zip**

Divide, CO 80814

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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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**Mossy Oak Properties Colorado Mountain Realty**

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