

Phantom Canyon Ranch
Canon City, CO 81212

\$825,000
270± Acres
Fremont County



Phantom Canyon Ranch

Canon City, CO / Fremont County

SUMMARY

City, State Zip

Canon City, CO 81212

County

Fremont County

Type

Hunting Land, Ranches, Recreational Land,
Residential Property, Undeveloped Land, Horse
Property, Single Family, Farms

Latitude / Longitude

38.510862 / -105.084331

Taxes (Annually)

126

Acreage

270

Price

\$825,000

Property Website

<https://www.mossyoakproperties.com/property/phantom-canyon-ranch-fremont-colorado/28014/>



PROPERTY DESCRIPTION

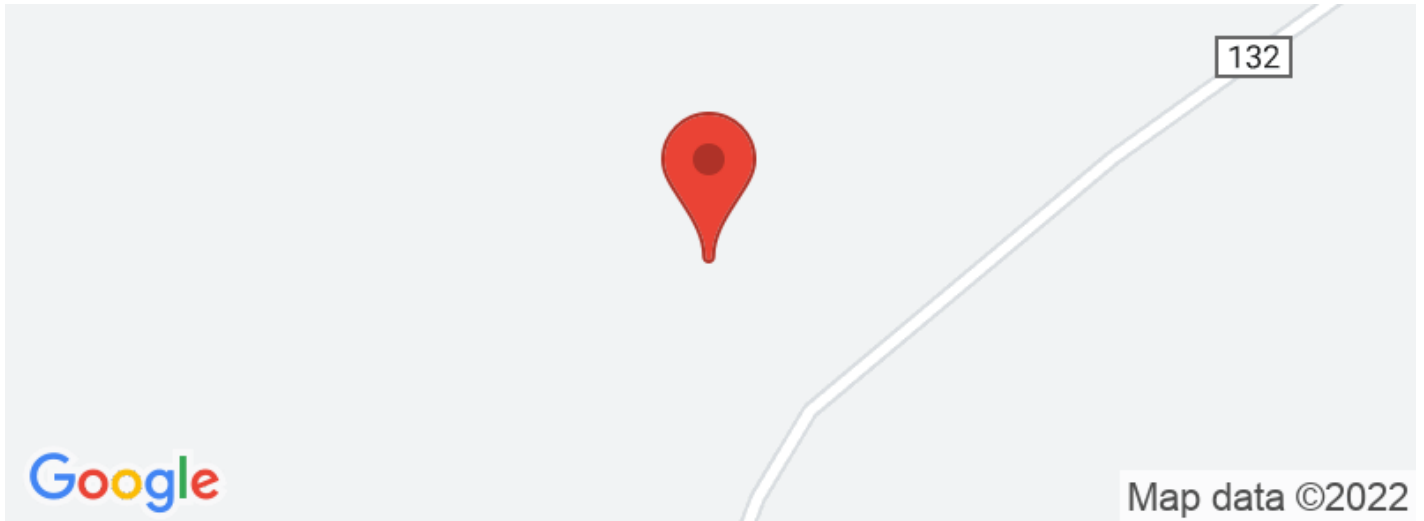
270 gentle acres bordering 30 square miles of Bureau of Land Management public lands. Over the counter elk tags for archery, second, and third seasons. This ranch is blessed with 100% useable terrain, and a perfect mix of trees and meadows. Bring the horses and ride 20 miles north and fish Skagway Reservoir or the Beaver Creek Wilderness stream system, or hunt big game. Year-round access off a Fremont County maintained road for year-round access, five minutes from State Highway 50, and only 15 minutes to Canyon City. The views of the Sangre de Cristo 14,000-foot snowcaps are spectacular. There are no Home Owner Association, covenants, easements, or restrictions. Annual taxes are only \$126 per year as it has a non-restrictive Agricultural zoning.



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Locator Maps



Aerial Maps



Phantom Canyon Ranch
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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Divide, CO 80814

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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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