

**Blackhawk Ranch**  
0 Sunrise Dr  
Aguilar, CO 81020

**\$69,900**  
35 +/- acres  
Las Animas County





**Blackhawk Ranch**  
**Aguilar, CO / Las Animas County**

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**SUMMARY**

**Address**

0 Sunrise Dr

**City, State Zip**

Aguilar, CO 81020

**County**

Las Animas County

**Type**

Recreational Land, Undeveloped Land, Ranches,  
Hunting Land

**Latitude / Longitude**

37.451760 / -104.687257

**Acreage**

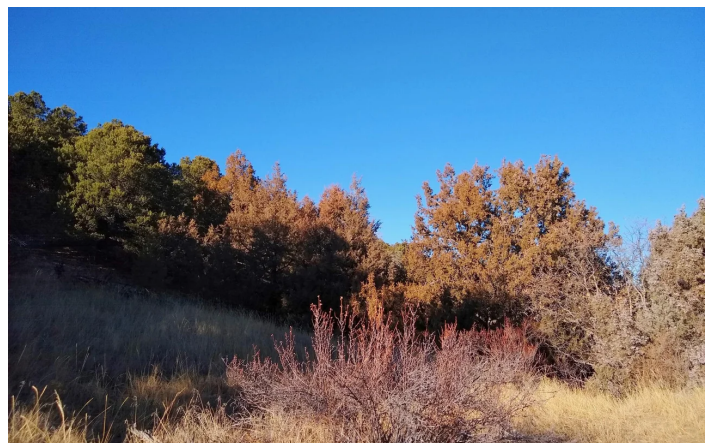
35

**Price**

\$69,900

**Property Website**

<https://www.mossyoakproperties.com/property/blackhawk-ranch-las-animas-colorado/25659/>



## **PROPERTY DESCRIPTION**

Blackhawk Ranch sits at the foot of The Spanish Peaks and is conveniently located between Trinidad and Walsenburg. This 35 acre property features

a 12 X 12 foot shed with small deck porch entry. The property has plenty of timber with steep to rolling terrain. There is a nice forest behind the cabin

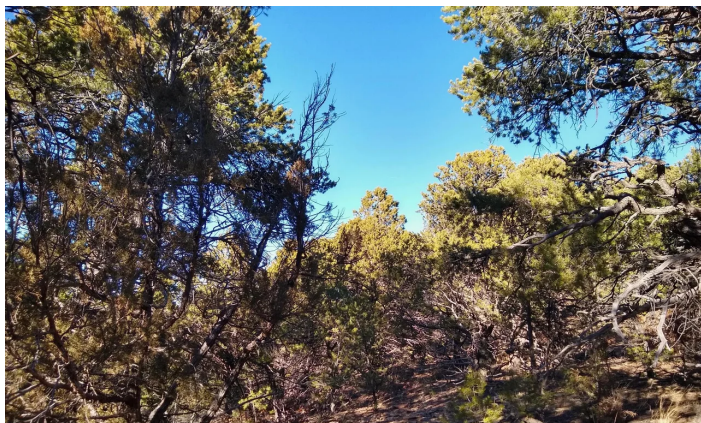
with the potential to open up more acreage here. This property has an interesting topography with meadows and gentle slopes on the lower section. Utility

electric lines run along the lot line. Year around access is provided by well maintained roads throughout Blackhawk Ranch!



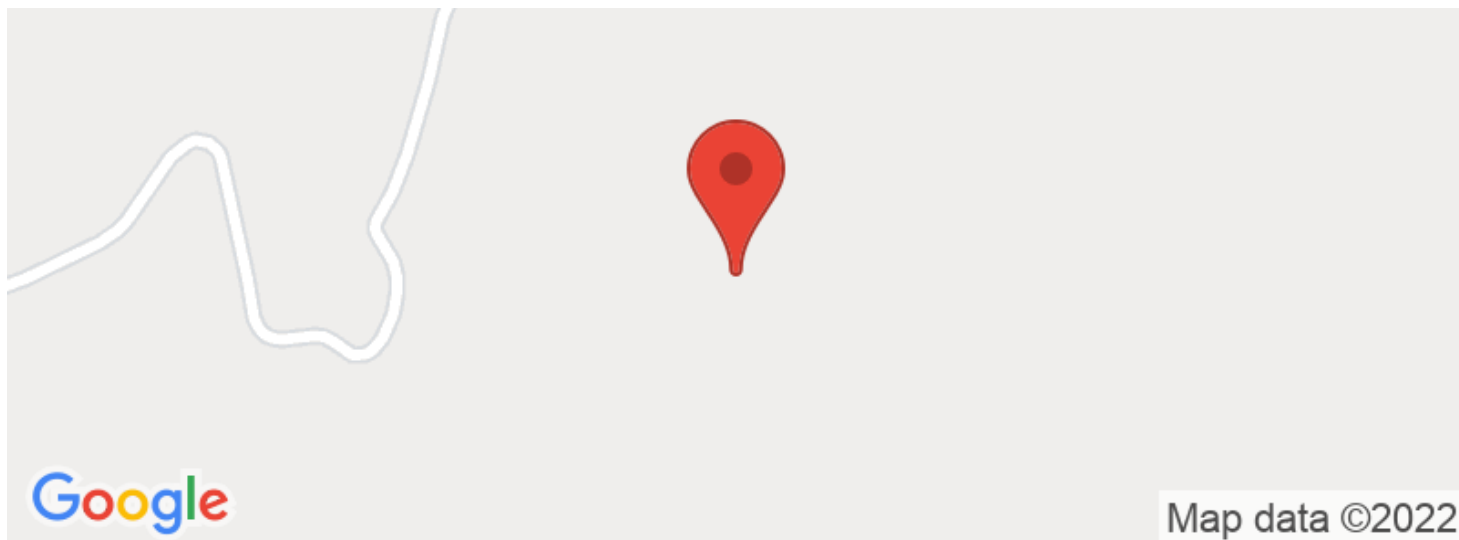
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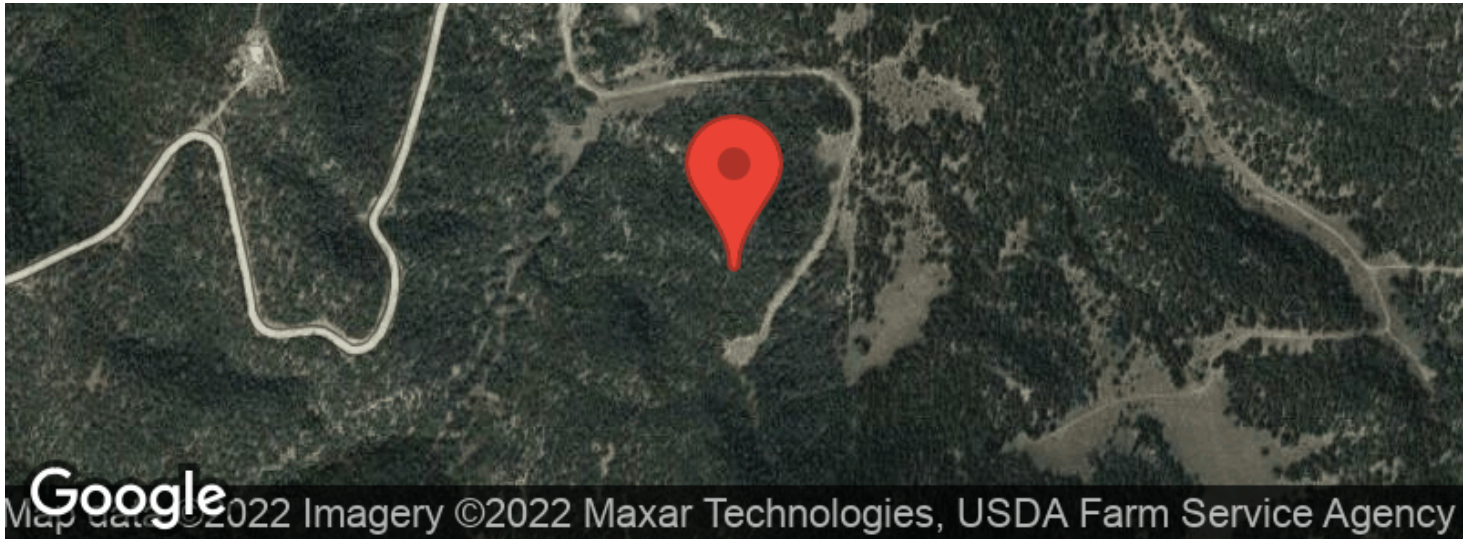


## Locator Maps





## Aerial Maps





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Norman Schwartz

**Mobile**

(719) 338-9228

**Email**

nschwartz@mossyoakproperties.com

**Address**

844 Beaver Pond Drive

**City / State / Zip**

Divide, CO 80814

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**NOTES**

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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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**Mossy Oak Properties Colorado Mountain Realty**

**844 Beaver Pond Drive**

**Divide, CO 80814**

**(719) 686-8744**

**MossyOakProperties.com**

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