

Lonesome Whistle
TBD Lonesome Whistle Rd Lot 13
Rye, CO 81069

\$79,900
35± Acres
Huerfano County



Lonesome Whistle
Rye, CO / Huerfano County

SUMMARY

Address

TBD Lonesome Whistle Rd Lot 13

City, State Zip

Rye, CO 81069

County

Huerfano County

Type

Ranches, Lot, Horse Property, Recreational Land, Riverfront, Undeveloped Land

Latitude / Longitude

37.820948 / -104.744931

Acreage

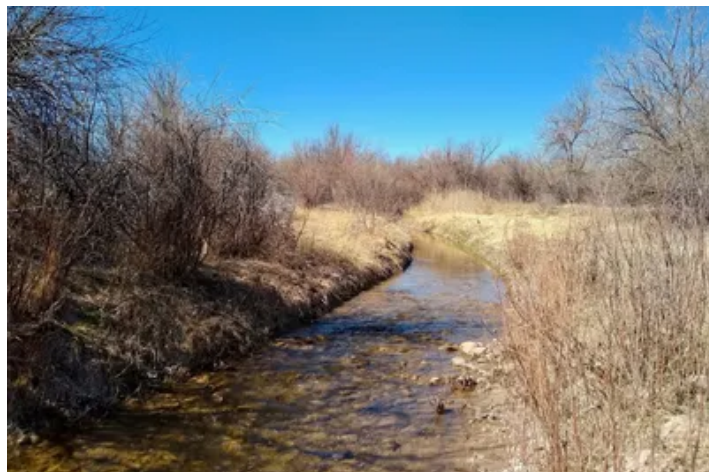
35

Price

\$79,900

Property Website

<https://www.mossyoakproperties.com/property/lonesome-whistle-huerfano-colorado/113463/>



PROPERTY DESCRIPTION

Experience the spirit of the Old West on this 35-acre property along Colorado's scenic lower Huerfano River Basin. Located near one of the area's oldest historic communities where major frontier trails intersected long before Colorado achieved statehood, this property offers multiple building sites among mature cottonwood and willow trees. The East side of the property opens to picturesque buttes and mesas, bordering over 500 acres of Colorado State Land and more than 5,000 acres of Nature Conservancy land, which provides wildlife habitats for the area's turkey, deer, and migrating bird populations. Enjoy breathtaking views of Mt. Greenhorn and the Spanish Peaks. Year-round maintained roads and convenient access to Interstate 25 place you just minutes from Colorado City and Walsenburg. Grab the opportunity to build your dream home in a setting rich with Colorado history, natural beauty, and outdoor adventure!

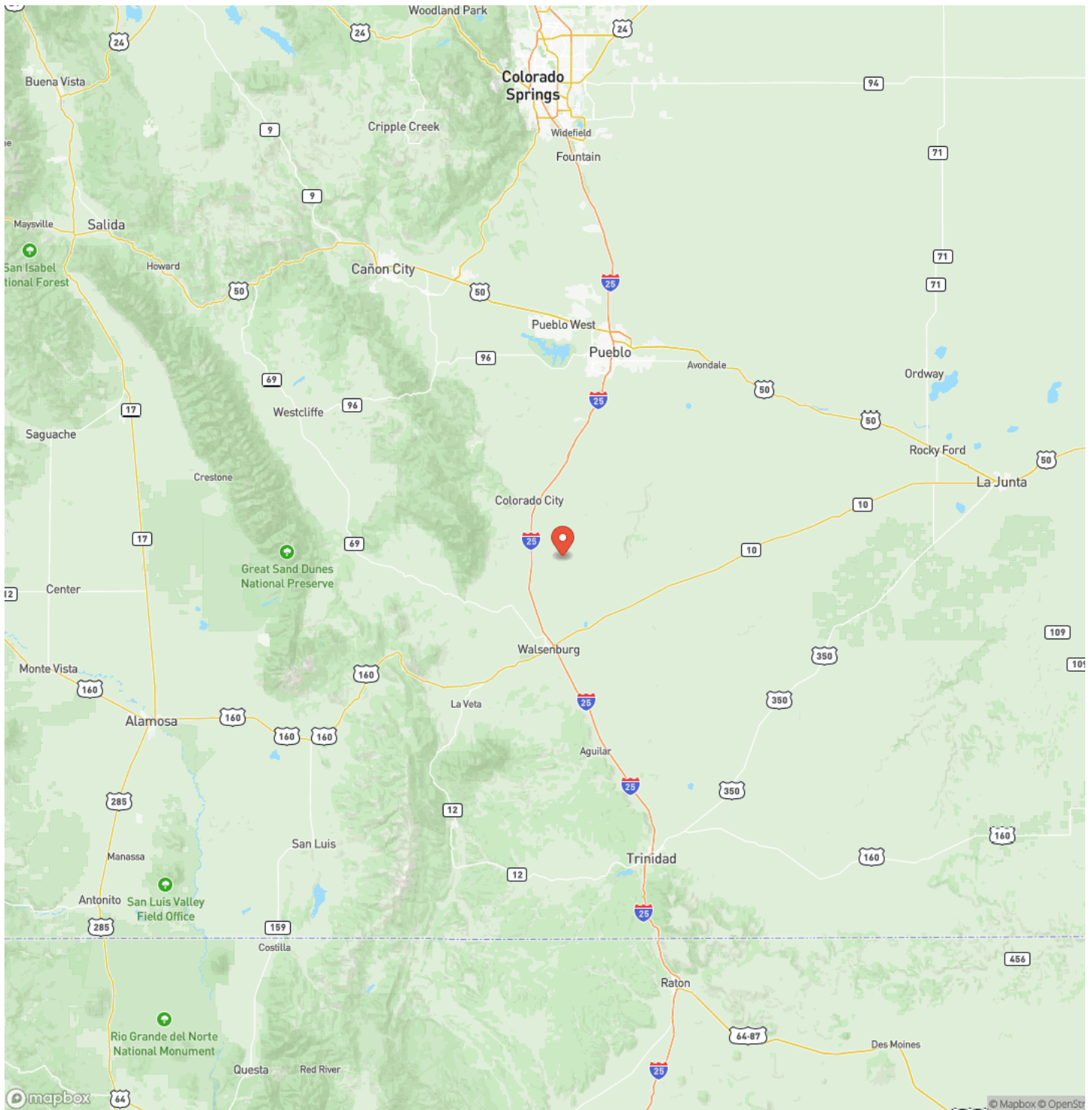
Lonesome Whistle
Rye, CO / Huerfano County



Locator Map



Locator Map



Satellite Map



Lonesome Whistle
Rye, CO / Huerfano County

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

NOTES

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This image shows a single 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.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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