

Sunnybrook at Whiskey Park
0 Sunnybrook Trail
Canon City, CO 81212

\$78,000
45.500 +/- acres
Fremont County



Sunnybrook at Whiskey Park Canon City, CO / Fremont County

SUMMARY

Address

0 Sunnybrook Trail

City, State Zip

Canon City, CO 81212

County

Fremont County

Type

Recreational Land, Undeveloped Land,
Timberland, Residential Property

Latitude / Longitude

38.601419 / -105.314022

Acreage

45.500

Price

\$78,000

Property Website

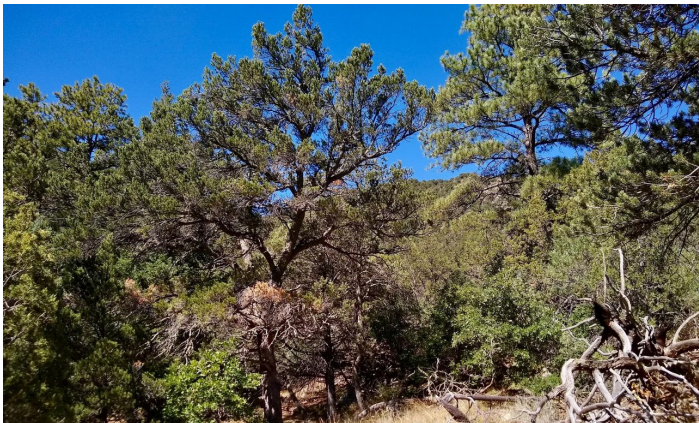
<https://www.mossyoakproperties.com/property/sunnybrook-at-whiskey-park-fremont-colorado/22397/>



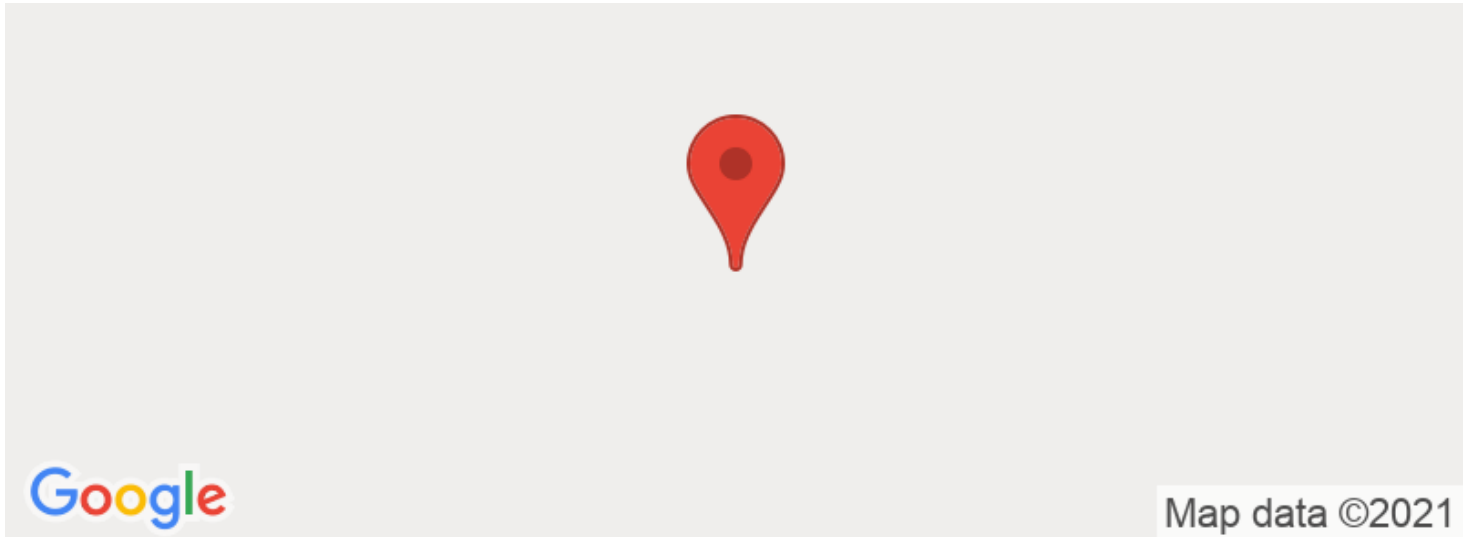
PROPERTY DESCRIPTION

Enjoy end of the road privacy on this 45.5 acre property surrounded by healthy forests and many interesting topographic features. There are multiple build options here and BLM land (Game Mgmt Unit 581) borders to the West. Gooseberry Gulch is a seasonal creek which also runs along the property. This location is ideal for camping, hunting, or an off-grid rustic cabin build. The drive in to this property passes through miles of public BLM land which also offers many biking , hiking and camping opportunities!

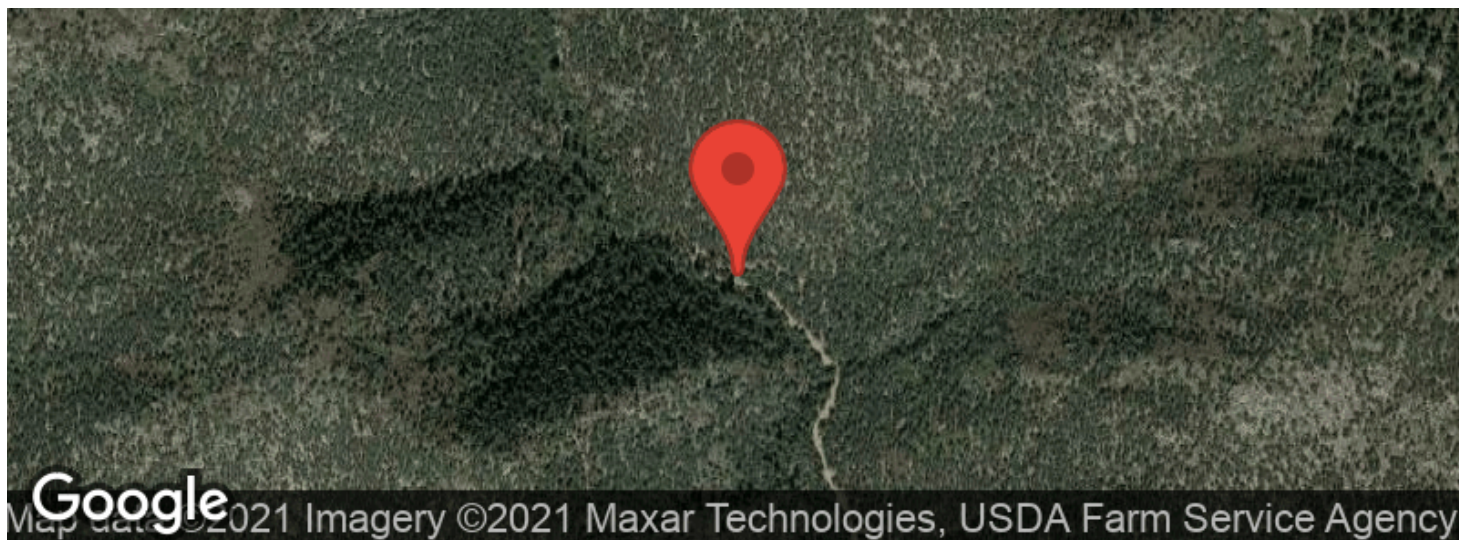
Sunnybrook at Whiskey Park
Canon City, CO / Fremont County



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

NOTES

[illegible]

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.



Mossy Oak Properties Colorado Mountain Realty

844 Beaver Pond Drive

Divide, CO 80814

(719) 686-8744

MossyOakProperties.com

