

# 0 Mt Simon Road

47.54 Acres

Larimer County, CO

\$399,000



HAYDEN  OUTDOORS.

# 0 Mt Simon Road

TOTAL ACRES:

47.54

PRICE:

\$399,000

COUNTY:

Larimer County

CLOSEST TOWN:

Livermore, CO

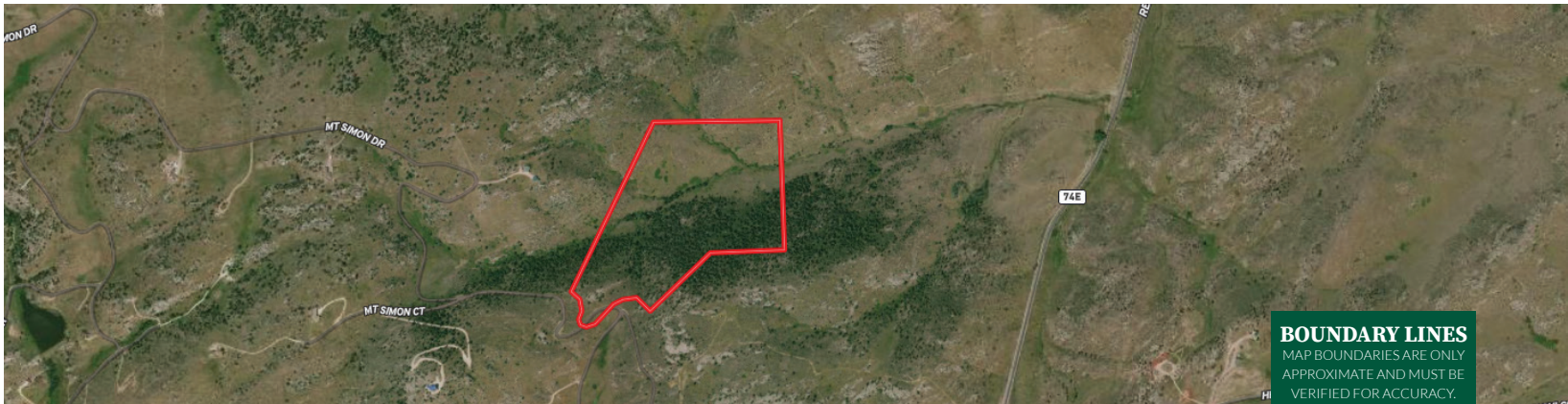
## About this property

With mostly pines, aspens and rock outcroppings, this property transitions into open draws with a seasonal spring, prairie grasses and state land as your border on 2 sides. Just over 1/2 mile off of Red Feather Lakes Rd, Mt Simon Rd (it's access road) is south facing in open country for long season access. At 7200' elevation it's high enough to give you a break from the summer heat, and yet provide plenty of time to enjoy spring thru late fall.

## Land

This 47+ acres of diverse property is covered mostly by mature trees, but a couple of drainages and prairie grasses would provide nice grazing areas for your horses. Based on where you would build a living structure, a top spot would give you views of the Mummy Range to the SW or the open plains to the north. Elevations range from 7250'-6900'.

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 Boundary



## Dale Smigelsky

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