

# Sunshine Ranch

39.00 Acres

Fremont County, CO

\$259,000



HAYDEN  OUTDOORS.

# Sunshine Ranch

TOTAL ACRES:

39.00

PRICE:

\$259,000

COUNTY:

Fremont County

CLOSEST TOWN:

Cotopaxi, CO

## Activities & Amenities:

Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey  
Outbuilding/Barn/Shed/Shop  
Wooded  
State Hunting Unit: 58

## Land Details:

Address: 4601 COUNTY ROAD 16,  
Cotopaxi, Colorado 81223, USA

Closest Town: Cotopaxi

Total Acres: 39.00

Deeded Acres: 39.00

Leased Acres: 0.00

Zoning: rural res

Elevation: 9200

Topography: rolling mountains

Estimated Taxes: \$1,361 - 2023

Source of lot size: Assessor/Tax Data

**\*\*Escape to the Mountains with this 38 Acre Paradise! \*\***

## Property Summary

Are you ready to build your dream home or retreat to a serene getaway? Look no further! This stunning 38 acre property, located north of Cotopaxi, Colorado, is waiting for you.

## Land

Already installed:

- 60 GPM domestic well for ample water supply
- Septic system for a hassle-free living experience
- Electric power to the building site, ready for your new home





Surround yourself with nature's beauty, as this property boasts:

- Lush tree cover for shade and shelter
- Spacious meadows perfect for horses or livestock
- Breathtaking views of the majestic Sangre de Cristo mountain range

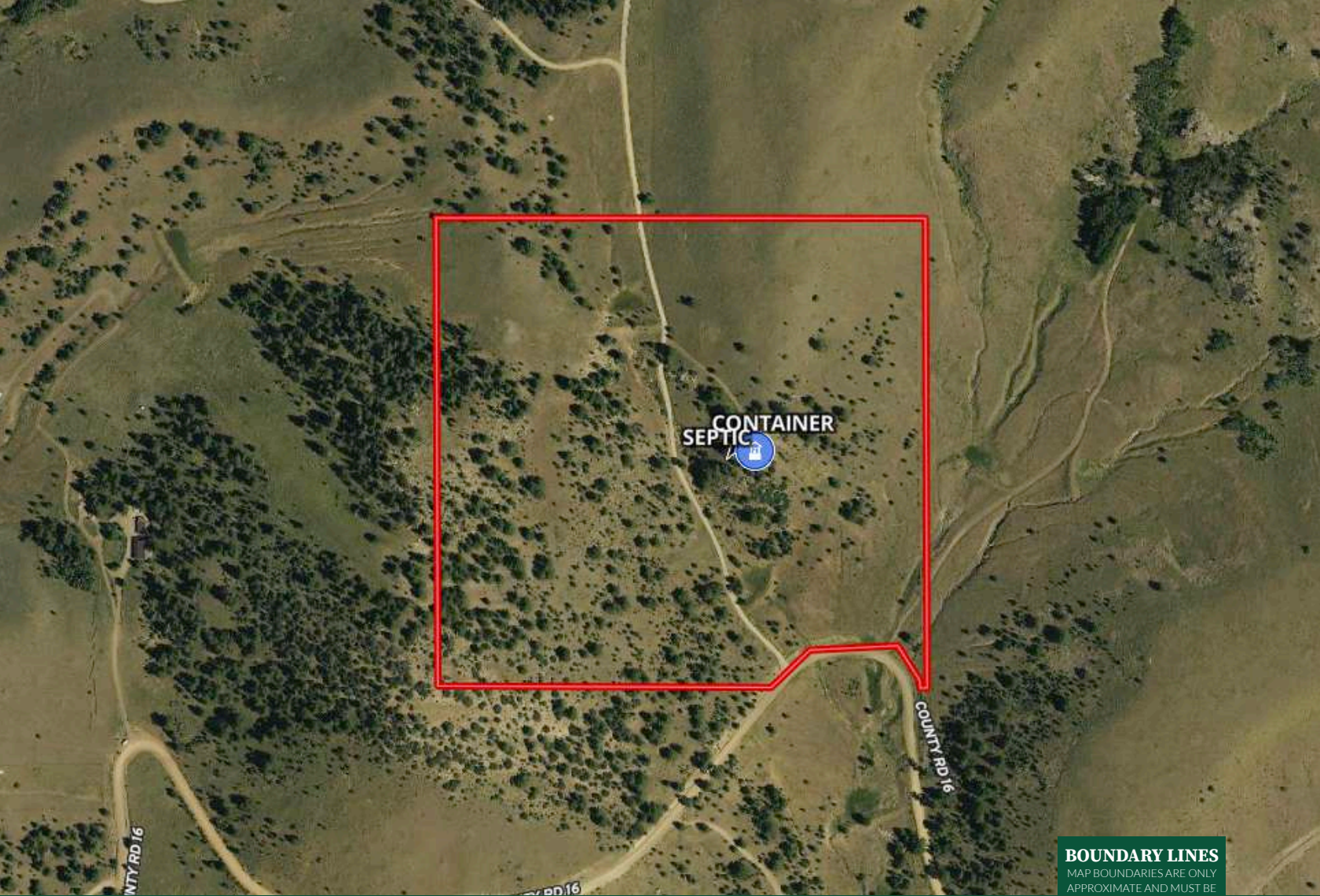
This property is a rare find for the discerning buyer who wants to put their own touch on their land. Whether you're looking to build a dream home, a vacation retreat, or simply enjoy the peacefulness of the mountains, this property has it all.

### Improvements

- 60 GPM domestic well
- Septic system
- Underground electric power

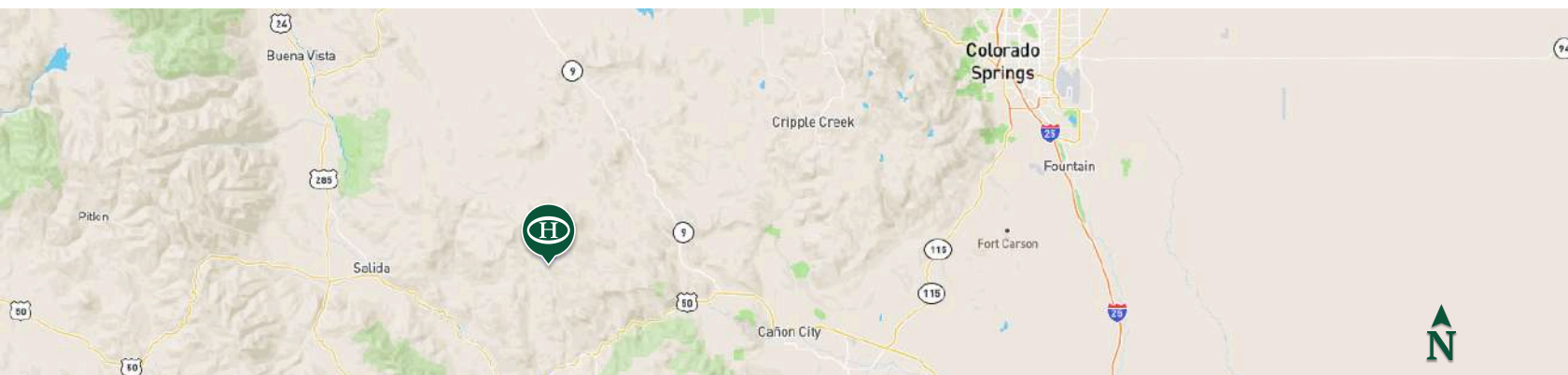
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary  Water Well



## Twila Geroux

-  Broker Associate, Licensed in CO
-  Twila@HaydenOutdoors.com
-  719.371.4344



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