

King's Canyon 35

35.00 Acres

Jackson County, CO

\$195,000



HAYDEN  OUTDOORS[®]

King's Canyon 35

TOTAL ACRES:

35.00

PRICE:

\$195,000

COUNTY:

Jackson County

CLOSEST TOWN:

Cowdrey, CO

Activities & Amenities:

Borders Public Lands
Fishing
Hiking/Climbing
Hunting - Big Game
Timber
State Hunting Unit: 6

Land Details

Address: 6028G JCR 6E, Cowdrey,
Colorado 80434, USA
Total Acres: 35.00
Zoning: Ag
HOA Dues: \$450

Property Summary

Kings Canyon 35 consists of a nice blend of open country and alpine forest with direct access to Routt National Forest. The property boasts world-class views of the North Platte River Valley and the Park Range of North Park. There is a homesite ready for construction with a recently built road, graded area for a foundation, and a water well.

Land

Kings Canyon 35 is a diverse property for its size with a multitude of different elevations and habitat types suitable for game animals year-round. A large live-water spring flows through the southern part of the property and provides water for cattle and wildlife at all times of the year. The deeded land and the forest land bordering the property offers a perfect blend of mixed shrub open country transitioning to dense Evergreen and Aspen cover. There is a good building site for a cabin or hunting lodge that offers outstanding views.

Improvements

There is a recently drilled water well on the property next to the homesite.

Recreation

Views of the North Park Valley can be had from almost anywhere on the property looking to the west. The property borders Routt National Forest to the east and one could walk straight from the property into National Forest to hunt or explore. The property is located in Colorado game management unit 6 which offers over-the-counter tags for both Archery and Rifle Elk Seasons and draw for Mule Deer. This area of the state boasts one of the strongest Elk populations in the country and offers exceptional hunting opportunities for someone willing to put in time to find unpressured areas. Being only a short drive into the Park the property is blessed with abundant fishing resources as North Park is the headwaters of the famed North Platte River. With 360 degrees of major mountain ranges in the Park, hundreds of high country lakes and streams feed into the valley and make up the North Platte River which flows north into Wyoming. This valley makes up one of the most diverse riparian stream ecosystems in the state and the variety of fishing resources and public access in North Park is extensive.

Region & Climate

Most of Jackson County is categorized as Alpine Valley and is a relatively high elevation basin with cold winters and cool summers. North Park is rimmed on the west by the Park Range and the Sierra Madre mountains, on the south by the Rabbit Ears Range and the Never Summer Mountains, and on the east by the Medicine Bow Mountains.





Location

The property is located just 12 miles northeast of Walden, Colorado the county seat of Jackson County and one of the least populated counties in the state. Walden has sufficient amenities with a grocery store, hardware store, and multiple good dining options. Driving distance from the ranch is approximately 1.5 hours to world-class skiing and amenities in Steamboat Springs, 1 hour from Laramie, WY, 2 hours from Fort Collins, CO and 2.5 hours from the Denver metro area. Commercial air service can be found in Laramie, WY just under an hour drive to the northeast.

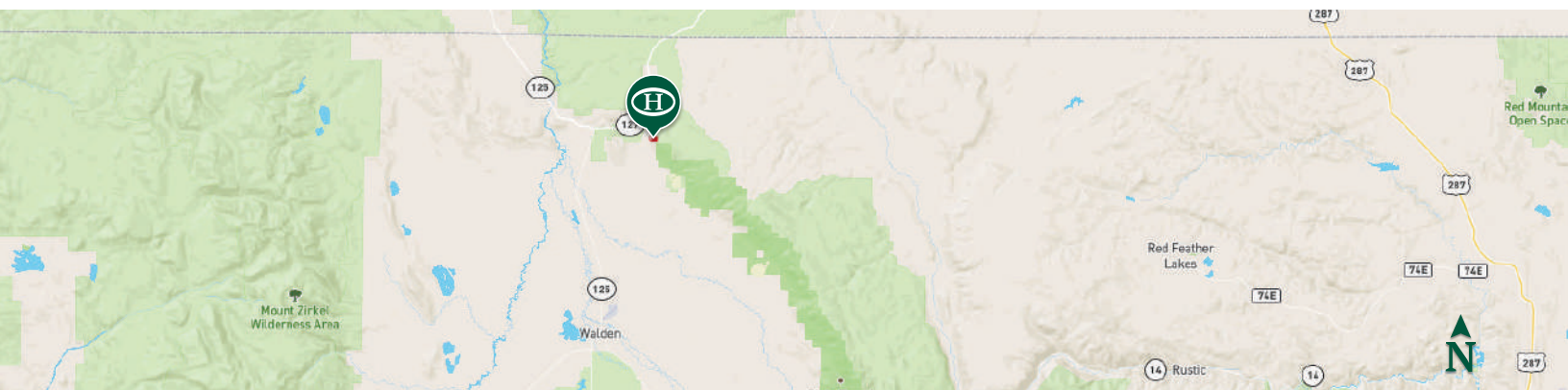
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Boundary Gate State Land Forest Service Fish & Wildlife

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



Duncan Clark

📍 Broker Associate, Licensed in CO & WY
✉ Duncan@HaydenOutdoors.com
📞 970.888.0041

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