

# Wilson Creek Overlook 35s

35.00 Acres

Elbert County, CO

\$115,000



HAYDEN  OUTDOORS®



# Wilson Creek Overlook 35s

TOTAL ACRES:

35.00

PRICE:

\$115,000

COUNTY:

Elbert County

CLOSEST TOWN:

Deer Trail, CO

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Equestrian/Horse Property  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game, Predator/Varmint,  
Small Game & Upland Birds  
Skiing/Snowmobiling/Snow Sports  
Water Rights  
State Hunting Unit: 105

## Land Details:

**Address:** County Road 125, Deer Trail, Colorado 80105, USA  
**Closest Town:** Deer Trail  
**Total Acres:** 35.00  
**Deeded Acres:** 35.00  
**Zoning:** A  
**Elevation:** 5650  
**Topography:** Rolling to level  
**Vegetation:** Grass  
**Pasture Acres:** 35  
**Water Rights:** Yes  
a portion of Basin Determination  
2462-BD, Laramie Fox Hills Aquifer  
**Estimated Taxes:** \$26.05 - 2024  
**Source of lot size:** Survey

## About This Property

Six affordably priced 35 acre parcels south of Deer Trail and west of Agate, Colorado. Each parcel with its own unique character and building sites and water rights.

## Land

Gorgeous countryside lots with rolling hills and 360 degree views and easy access. The property is all planted back to grass and has historically been cut for hay. There are a few low lying drainage areas adding character to the ranches. Each parcel has its own spectacular countryside views of the surrounding ranches and farms and overlooks Wilson Creek to the east.

## Recreation

Big Mule Deer and plenty of Antelope frequent the property and are abundant in the area, along with Coyote, Fox, Badger, and the occasional Elk. There is plenty of room to plan and execute your design for recreation, whether it be hunting, shooting, ATV riding, nature watching, horses, cattle, or whatever you can dream up.

## Water/Mineral Rights & Natural Resources

Adjudicated water rights will convey with each lot.







## History

The region is an area of mostly large ranches and farms, along with small towns and areas of rural residential properties.

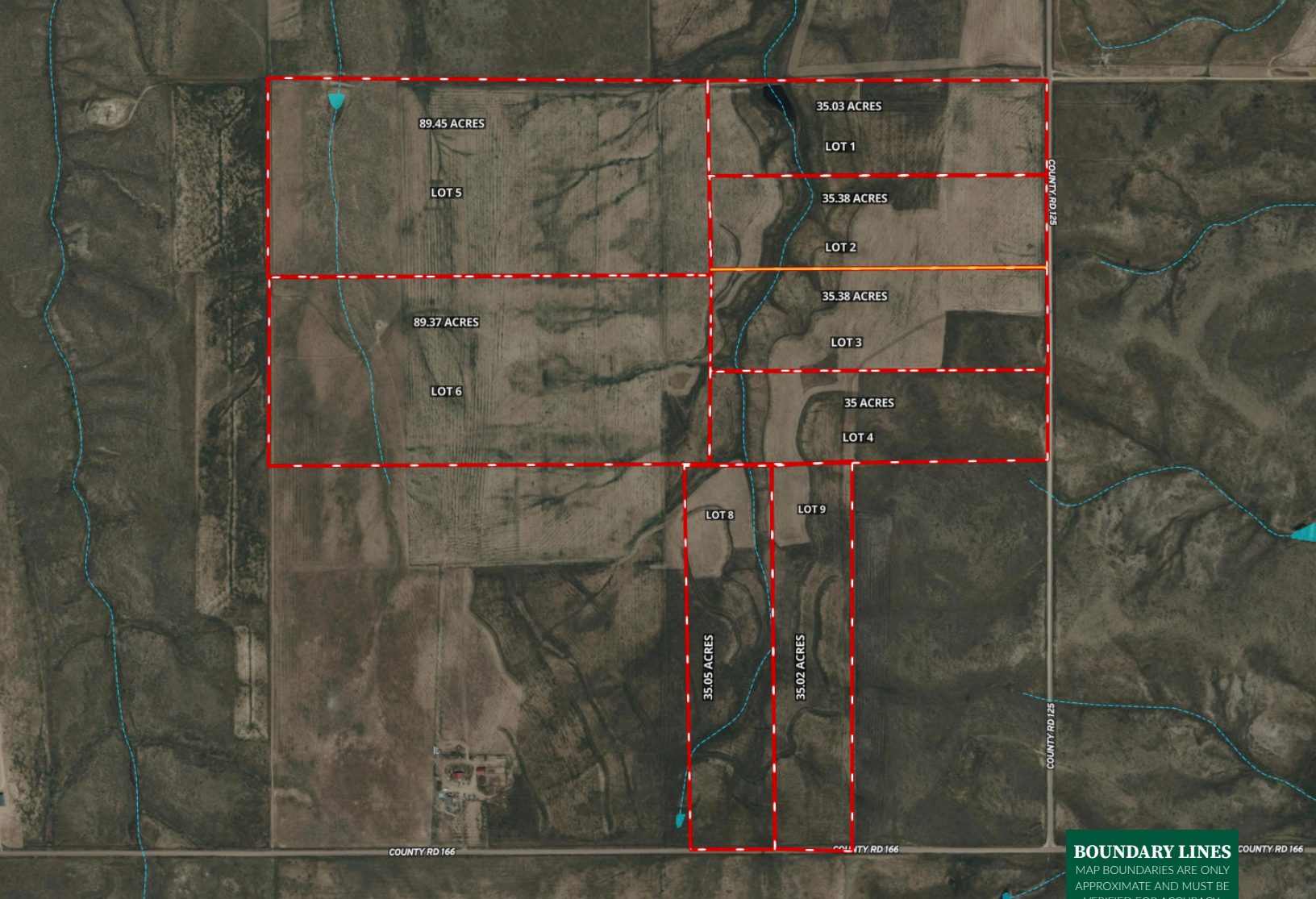
## Location

The ranches are located just 10 miles west of Interstate 70 between Deer Trail and Agate Colorado. They are conveniently located for Front Range commuters. Denver International Airport is a little over an hour to the west via I-70. Deer Trail offers gas stations, convenience stores, restaurants, churches and a new K-12 School.

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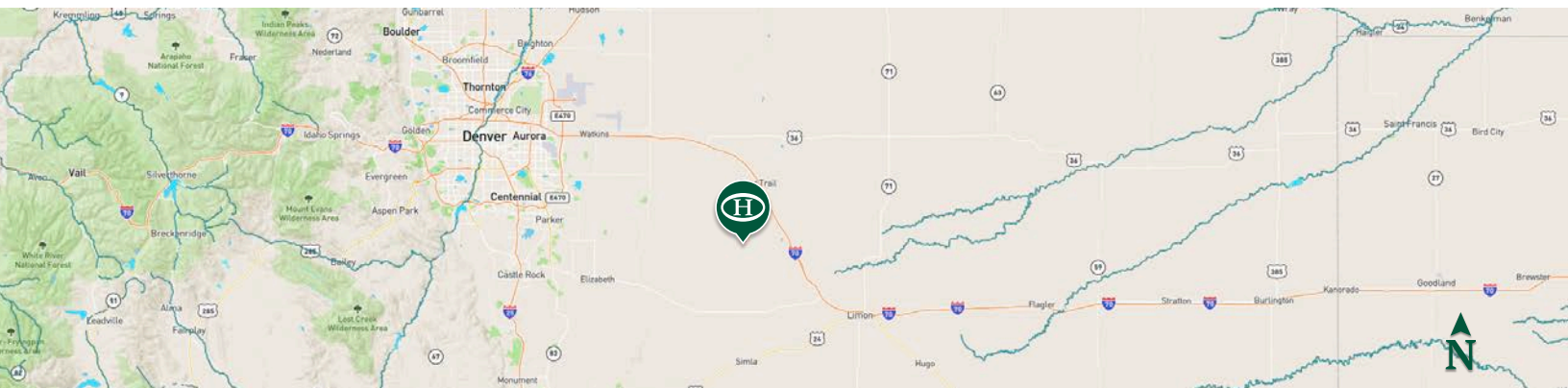






**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

Boundary



# HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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