



First
COLORADO LAND
Office

LISTING BROKER

Nicole Cook
Broker Associate
719-221-8195 Cell
Nicole@FirstColorado.com



\$20,000

MLS #389293

139 17th Trail, Cotopaxi

- ◆ 2.09 Acres
- ◆ Florida Colorado Acres Subdivision
- ◆ Abundance of Trees
- ◆ Very Secluded
- ◆ Well (Not Drilled)
- ◆ Septic System Required
- ◆ No HOA or Covenants
- ◆ 2021 Taxes \$106

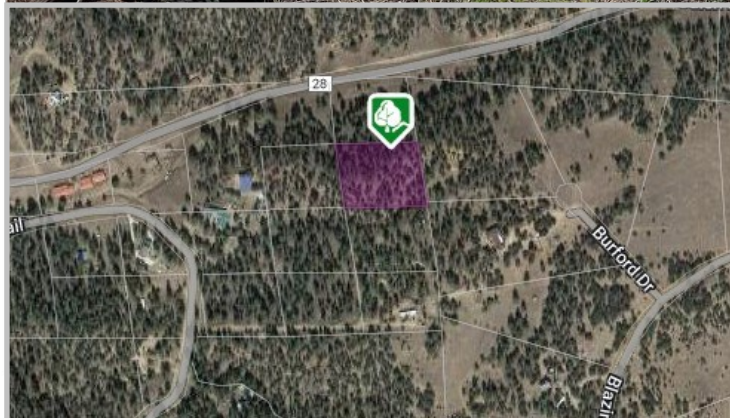


FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

Check out this ...

secluded piece of property with so much potential! No HOA makes it convenient for camping or build your forever place! Located roughly 10 miles from Texas Creek, Big Horn Canyon and the Arkansas River, this area is a dream for wildlife and fishing. Following the mostly paved county road to this location, you'll find the area is peaceful and the lot is private. The abundance of trees located on this property provide just the right amount of shade & sunlight and in the evenings enjoy the open starry night sky. Only 30 minutes from Canon City to the East and Westcliff to the Southeast, you're close to necessities.



Directions: From Salida, take HWY 50 East to Texas Creek. Turn right on HWY 69 and follow for approximately 5 miles. Turn left on CR 28/Gulch Road. Travel approximately 5 miles and property is located on the right. (You will see a Private Property/No Trespassing sign with the address on it stapled to the fence post.)

FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.