

Bernard Ave

Colorado City / Rye, CO | Pueblo County

1.83 Acres

ALL CASH PRICE

\$12,984



Unique Surrounding Views

Great Wide Lot

Easy Access to I25

1.83 Acres Pueblo County: Panoramic Views, No HOA, Near I25

Embrace the enchanting allure of Colorado City with this unique 1.83-acre lot on Bernard Ave! Nestled majestically along a mesa, this property boasts captivating panoramic views of mountain and eastern plains that promise each day starts with a gorgeous sunrise. Design your dream—whether it's an eco-friendly retreat or an off-grid paradise, with no HOA restrictions. Perfect for outdoor enthusiasts, this land offers easy access to I25 and is moments away from hiking, boating, fishing, and wildlife viewing. Witness the awe-inspiring flight of bald eagles and the graceful presence of deer right at your doorstep. Notable nearby attractions include Beckwith Reservoir and Rye Mountain Park. This beautiful landscape is your gateway to a life of freedom and adventure.

Perfect for: Outdoor Enthusiasts, Off-gridders, Homesteaders, Investors

Details

Full Address: Bernard Ave, Colorado City / Rye, CO, 81069	
County/State: Pueblo, CO	Lot Size: 1.83 Acres
Neighborhood: Colorado City	Subdivision: Colorado City
Parcel #: 5703431022	Lot #: 322
GPS Center: 37.896808, -104.871487	GPS Corners: 37.897, -104.8711 E 37.8965, -104.8708 SE 37.8963, -104.8717 SW 37.8972, -104.8721 NW 37.8973, -104.8718 N
Zoning: A4:Res/1 F	Land Use: Vacant -Residential Land
Terrian: Partly Wooded / Brush / Sloped	Grade/Slope: Sloped
Views: Mountain Views	Elevation: 6,320
Road Access: Dirt	Seasonal Use: Yearly, Road conditions permitting.
Water Source: None	Electricity: None
Sanitation: None	Gas: None
Flood Zone Code: X	Est. Annual Property Tax: \$492.38
HOA: No	HOA Annual Dues: \$0.00
Improvements: None	
Easements:	

Description

Immerse yourself in the enchanting allure of Colorado City with this captivating 1.83-acre lot, perfectly poised to fulfill every outdoor enthusiast's dream. Nestled along a majestic mesa, this wide lot offers unparalleled panoramic views of mountains and eastern plains that are bound to take your breath away each day. Imagine waking up to a gorgeous sunrise over the gentle slope and winding down with stargazing nights that illuminate the vast, celestial sky above. The freedom of no HOA lets you design your eco-friendly sanctuary exactly how you envision it, whether it's a trailside homestead or an off-grid paradise.

With easy access to I25, adventure is never out of reach. Explore endless recreation options with hiking, boating, and fishing just moments away. Nearby attractions like Beckwith Reservoir and Rye Mountain Park offer nature-filled escapades, while the iconic Bishop Castle provides a dash of historic charm just a short drive away. Wildlife enthusiasts will relish encounters with deer and the awe-inspiring sight of bald eagles soaring overhead. This land is uniquely positioned as a blissful retreat for those who cherish serenity and connection with nature.

The possibilities for this lot are as vast as the views it offers. Craft your dream single-family home or explore the charm of tiny home living. This unique landscape is ideal for homesteaders seeking land that inspires both creativity and sustainability. Let the breathtaking beauty of this enchanting property be the backdrop for a life filled with freedom and boundless outdoor adventures. Your escape to tranquility starts here, where the land's natural wonders and endless potential create an irresistible invitation to call this place home.

Activities

Hiking, Mountain Biking, Natural Attraction, Historic Sight(s), Unique Monument(s), Horseback Riding, Camping

Nearby Attractions

Beckwith Reservoir, Colorado City, CO 13 min (6.3 miles)	Rye Mountain Park, Park Rd, Rye, CO 81069, 14 min (6.5 miles)
San Isabel Snow Slide, St Park Rd, Rye, CO 81069, 23 min (14.8 miles)	Bishop Castle, 12705 CO-165, Rye, CO 81069, 30 min (20.9 miles)
Colorado Springs Pioneers Museum, 215 S Tejon St, Colorado Springs, CO 80903, 1 hr 8 min (74.3 miles)	Great Sand Dunes National Park and Preserve, 1 hr 36 min (96.1 miles)

Purchase Options

All Cash, Seller Financing

All Cash Pricing

Purchase Price: \$12,984.00 plus taxes and closing fees due at closing.

Comparables

Information	This Property	Comparable 1	Comparable 2
Address	Bernard Ave, Colorado City / Rye, CO, 81069	LOT 216 Stoelinga Dr, Rye, CO 81069	Bernard Ave #318, Rye, CO 81069
Status	Listed	Listed	Listed
Sold/List Price	\$	\$14,500.00	\$11,550.00
Acres	1.83	1.43	1.51
Price Per Acre	All Cash: \$7,095.08	\$10,139.86	\$7,649.01

Nearby Convenience

Gas

- Loaf N Jug, 4401 CO-165, Colorado City, CO 81019, 11 min (5.4 miles)
- Circle K | Gas Station, 8950 I-25, Pueblo, CO 81004, 13 min (7.9 miles)

Grocery

- Valley Market, 4493 Bent Brothers Blvd, Colorado City, CO 81019, 12 min (5.4 miles)

Medical

- UCHealth Family Medicine - Colorado City, 4491 Bent Brothers Blvd, Colorado City, CO 81019, 12 min (5.4 miles)

Nearby Cities/Towns

Large Cities

- Colorado Springs, Colorado, 1 hr 10 min (74.6 miles)
- Pueblo, Colorado, 36 min (32.6 miles)

Towns

- Colorado City, Colorado, 10 min (5.3 miles)

Directions

Google Maps

https://www.google.com/maps/place/37%C2%B053'48.5%22N+104%C2%B052'17.4%22W/@37.8968122,-104.8740619,654m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d37.896808!4d-104.871487!5m1!1e3?authuser=0&entry=ttu&g_ep=EgoyMDI0MTEwNS4wIKXMDS0ASAFQAw%3D%3D

Zoning & Restriction Information

Camping

- Allowed: No
- Restrictions: Per County, Not allowed.

RV's

- Allowed: No
- Restrictions: Per County, Not allowed.

Mobile Homes

- Allowed: Yes
- Restrictions: Must meet HUD standards for manufactured housing.

Tiny Homes

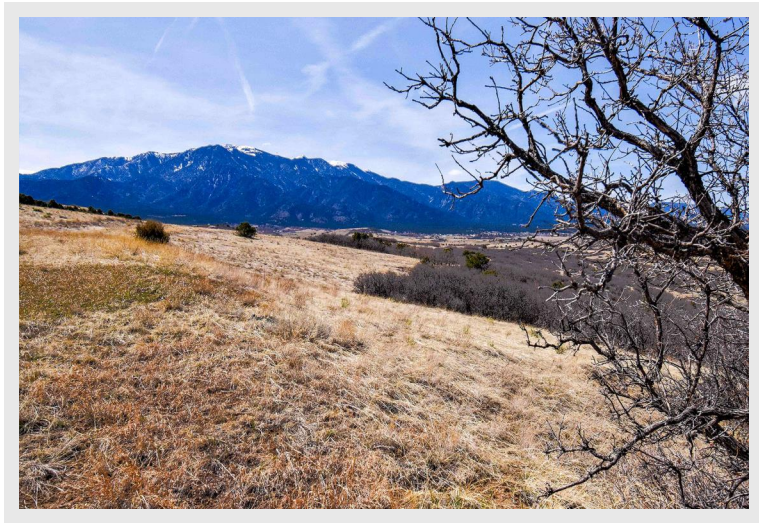
- Allowed: Yes

- Restrictions: Per County, Yes, but certain requirements apply, cannot be mobile
Per CC&R's, minimum dwelling size is 750 sq ft.

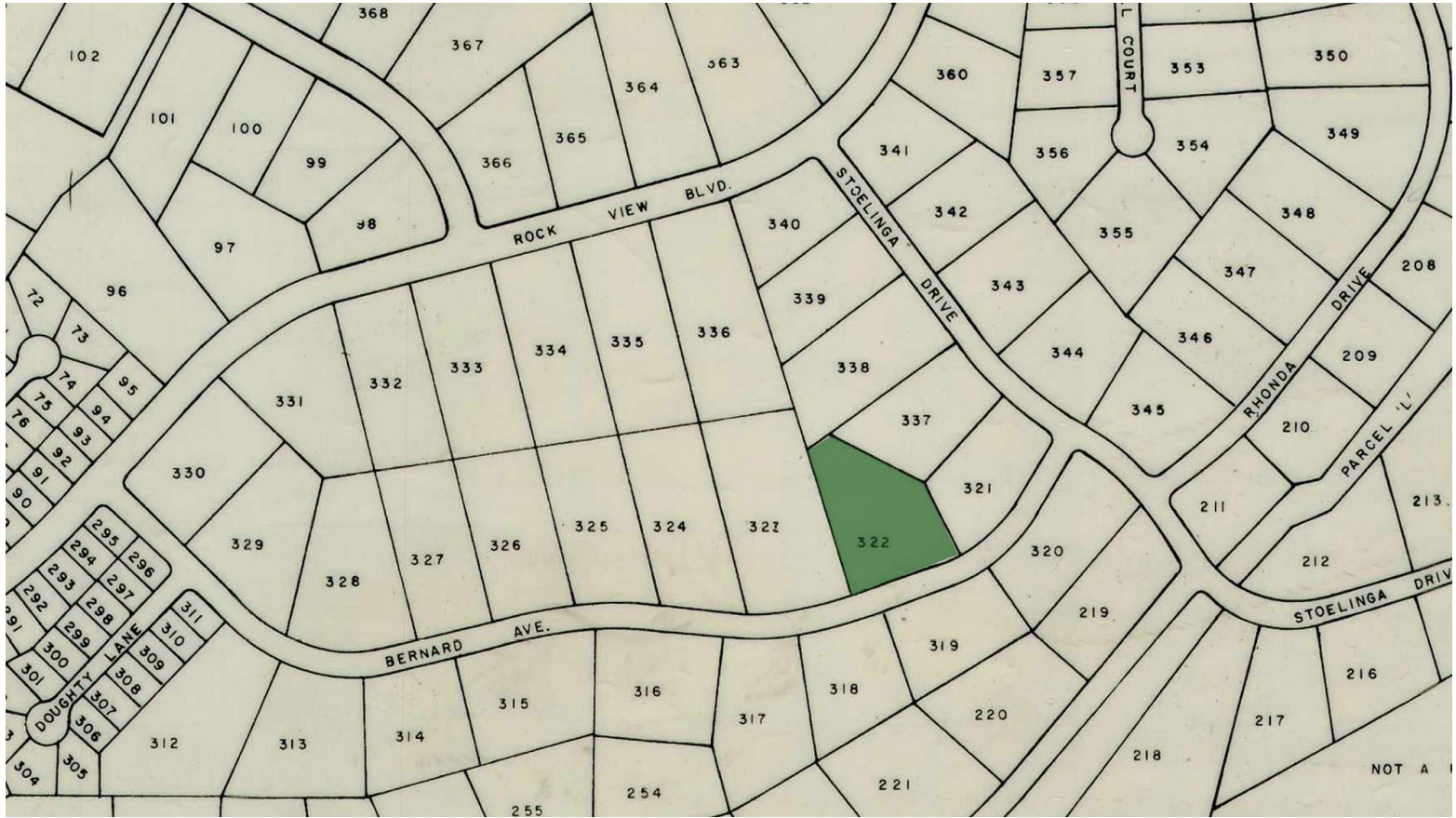
Short-Term Rentals

- Allowed: Unknown
- Restrictions: Per County, they do not regulate STR.

Additional Photos



Plat Map



Resources

Rurban Land

- Property Website: <https://www.rurbanland.com/property/partially-wooded-1-83-acre-colorado-city-gem/>
- Phone: 303-381-2890
- Website: RurbanLand.com

County

- County Website: <https://county.pueblo.org/>
- County Phone: +17195836000
- Full Zoning Document: <https://www.rurbanland.com/wp-content/uploads/2025/01/ZONING-AGRICULTURAL-DISTRICTS-A-4.pdf>
- Residential Zoning Document:

Utilities

- Water: Would have to drill a well or alternative.
- Sewer: Would have to install a septic.
- Gas: San Isabel Services Propane (719-547-1214), Ludvik Propane Gas (719-738-1141)
- Electric: San Isabel Electric Association Inc (719-547-2160) or use alternative power.
- Trash: Mountain Disposal, Inc (719-489-3456)

Other Resources

- Colorado City Metro District, <https://www.coloradocitymd.org/>

Disclaimer

This property is for sale in its current "As-Is" condition and all information provided is to the best of the seller's knowledge. This means that the Property is sold in its existing state, without any warranties or guarantees, either express or implied, regarding its condition, fitness for a particular purpose, or merchantability.

The Buyer is responsible for performing their own due diligence regarding the Property. This includes verifying all information provided, assessing the Property's suitability for the Buyer's intended use, and conducting any desired inspections or assessments. The Buyer is encouraged to consult with independent professionals, such as surveyors, engineers, and legal advisors, to obtain expert advice as necessary.

Rurban Land LLC may hold an equitable interest in the property but may not possess legal title at the time of sale. While we have secured the right to market and acquire full ownership, we may not yet be the registered legal titleholder. Consequently, Rurban Land LLC makes no assertions or guarantees regarding holding current legal title to the property. Buyers should be aware of this status and may seek legal counsel to understand the implications of purchasing a property under these circumstances.

To the fullest extent permitted by law, the Buyer hereby agrees to waive, release, and forever discharge Rurban Land LLC and all its affiliated companies from any claims, whether legal or equitable, that the Buyer, their heirs, transferees, assigns, subrogees, devisees, and agents may allege, arising out of any discrepancies in lot lines, pictures, or property location compared to the actual Property.