



Northern Colorado
Mountain
Land | Cabins | Ranches

Ticket to Ride \$ 59,000

Parcel 4 Section 35 Sand Creek Park Larimer County Colorado

MLS No. 811426



As the snow melts and buds burst forth, nature begins its renewal on 35 acres of hi-country beauty. Well and pump installed with numerous springs provide irrigation for lush alpine hay meadow. Wildlife sanctuary with private fishing and forest service access nearby.

Acres +/- 35.01

Association Dues \$ 70

Property taxes \$ 1,026

Located 1 ½ hrs NW of Fort Collins CO
30 minutes South of Laramie WY

Well 300' depth | 20 GPM | 8' Static
Level | Drilled 2000

- Numerous springs
- Spring Creek meanders the property
- Lush alpine hay meadow
- Well and pump included
- Forest Service access nearby
- Area known for its wildlife
- Summertime recreation

Additional photographs are located at www.cabin-country.com

Information obtained from reliable sources and believed to be accurate

Bill McClelland bill@cabin-country.com 970 482-5263

Cabin Country Post Office Box 1967 Fort Collins Colorado 80522-1967