



Northern Colorado  
Mountain  
Land | Cabins | Ranches

Fun in the Sun

\$ 74,500

Parcel 7 Section 26 Sand Creek Park Larimer County Colorado

MLS No. 825897



County road to 36+ acres, with easy access for your camper or RV. Set up for 2 RV units along with 12' x 10' storage shed, large sun deck and outhouse. Well drilled in 2009. Don't overlook the lush meadow and be sure and bring the golf clubs for the one-pin hole! Area known for its recreational opportunities.

|             |    |      |
|-------------|----|------|
| Acres +/-   |    | 36.8 |
| Association | \$ | 74   |
| Property    | \$ | 630  |

|         |   |
|---------|---|
| Located | 1 ½ hrs NW of Fort Collins CO<br>30 minutes South of Laramie WY |
| Well    | 320' Depth   14 gpm   18' static level<br>Drilled 2009          |

- 12' x 10' storage shed
- Large sun deck
- Outhouse on sealed vault
- Well drilled 2009 - Depth 320'
- Lush meadow
- Used as a hole in one golf course
- Area known for its wildlife
- Summertime recreation
- Call about the fishing!

Additional photographs are located at [www.cabin-country.com](http://www.cabin-country.com)  
Information obtained from reliable sources and believed to be accurate

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