



**Cabin  
Country**

**Northern Colorado mountain land, cabins and ranches**

**Sand Creek Park  
Larimer County Colorado**

**Parcel 10 Section 1**

**\$69,500**

35 acres with fabulous views from a wooded building site, high enough to capture the splendid views. Small creek creates a lush paradise of Aspen and Pine. Private fishing and National Forest 1/4 mile away. Look no further.



Acres +/-	35
Association Dues (Yrly)	\$105   \$32
Property Taxes	\$1,715
Location	1 ½ hrs NW of Fort Collins 30 minutes South of Laramie WY
MLS No.	860971

**Wooded building site**  
**Spectacular views**  
**Lush meadows sport Aspen and Pine trees**  
**Personal property being sold "AS IS"**  
**Private fishing nearby**  
**National Forest access nearby**  
**Area known for its wildlife**  
**Summertime recreation**

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

**Contact Bill McClelland Broker [bill@cabin-country.com](mailto:bill@cabin-country.com) 970 482 5263**

**[www.cabin-country.com](http://www.cabin-country.com) | Cabin Country Post Office Box 1967 Fort Collins CO 80522-1967**