



**Cabin
Country**

Northern Colorado mountain land, cabins and ranches

**Sand Creek Park
Larimer County Colorado**

Parcel 13 Section 3

\$ 49,500

Incredible 360 degree views of the Sand Creek area! Property offers open meadows with spring water supporting the aspen grove on 38 acres. Ownership in the area provides access to fishing along 8 miles of Sand Creek.

Photos are representative of the property however not take on the property



Acres +/-	38
Association Dues (Yrly)	\$114
Property Taxes	\$686
Location	1 ½ hrs NW of Fort Collins 30 minutes South of Laramie WY
MLS No.	872805

**Panoramic area views abound
Spring water supports aspen grove
Rolling native grass meadows
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

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

www.cabin-country.com | Cabin Country Post Office Box 1967 Fort Collins CO 80522-1967