



**Cabin  
Country**

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

**Buckhorn Canyon  
Larimer County Colorado**

**12652 Big Bear Rd  
Loveland CO 80538**

**\$ 125,000**

The basics are here for seasonal enjoyment in one of Larimer County's most scenic areas! 35 acres of diverse features includes a non-conforming 529 sq ft unfinished cabin, separate sleeping and bathroom buildings. Tall, healthy pines and gigantic rock cliffs provide privacy within the canyon walls. The stream provides local wildlife a perfect habitat and may dry up in late summer. Year' round living possible if you are prepared for the winter conditions.



Acres +/-	35
Association Dues (Yrly)	\$0
Property Taxes	\$702
Location	45 minutes West of Ft Collins CO 40 minutes NW of Loveland CO
MLS No.	878768

Spectacular private setting at 6100' elevation  
 Healthy, tall pines and Intermittent stream  
 Gigantic rock cliffs compliment the views  
 529 sq ft 1 1/2 story unfinished cabin  
 Cabin is wired with no inside finish  
 Cabin is non-conforming  
 and the permit has not been finaled  
 9' x 12' sleeping area  
 8' x 10' shed used for port-a-potty and sink  
 No utilities at the improvements  
 Association dues not assessed for years  
 High clearance or AWD SUV recommended  
 Please call to set a time to view the property



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**