



**Cabin
Country**

Northern Colorado mountain land, cabins and ranches

**Sand Creek Park
Larimer County Colorado**

Parcel 15 Section 31

\$79,500

38 acre high country hide-a-way in an area built for recreational fun. Lots and lots of pine and fir trees line your driveway, leading into a nicely forested camp or cabin site. From the picnic area you get a terrific view of nearby mountains. Seller's game cam photos captured the local wildlife wandering in from the adjoining national forest.



Acres +/-	38.04
Association Dues (Yrly)	\$114 \$35
Property Taxes	\$1,390
Location	1 ½ hrs NW of Fort Collins 30 minutes South of Laramie WY
MLS No.	888888

**Borders National Forest
Pine and Fir trees galore
Panoramic views
End of the road privacy
Sand Creek fishing 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

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