



Cabin Country

Explore Northern Colorado's mountains

cabin-country.com



MLS No 916897 Parcel 14 Section 34 Sand Creek Park \$ 33,500

Incredible rock outcrops define the ridge on 35 acres with expansive views of the valley! Wander through the shrubbery and you'll see where the local wildlife has claimed the property as a perfect spot for their habitat. Sand Creek is well known for the nearby public land and private fishing for the anglers. Seller acquired property by a Treasurer's deed; title company will insure property with a marketability exception. Buyer is advised to contact an attorney about the process.

Red rock bluff formations	Acres ±	35
National forest access nearby	Association Dues (Yr)	\$ 105
Sand Creek private fishing nearby	Property Taxes (\$ 807
Expansive area views	Location	
Area known for its wildlife	1 ½ hrs NW of Fort Collins CO	
Summertime recreation	30 minutes South of Laramie WY	

Information obtained from reliable sources and believed to be accurate

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