

# \$75,000

40 acres roomy, simply shaped and made very well!  
It's an easy fit for the nature enthusiast and outdoor recreationalist. Natural habitat for local wildlife with panoramic views of the valley.



Features	Sand Creek Park	Parcel 6 Section 9
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- Native grassland meadow
- Spectacular views
- Access to nearby State and National lands
- Summertime recreation
- Area known for wildlife



### Specifics

- Acres ± 40
- Association Dues (yr) \$ 120
- Property Taxes estimate \$ 1,400
- Location  
1 ½ hrs NW of Fort Collins CO  
30 minutes South of Laramie WY



Information obtained from reliable sources and believed to be accurate



# Cabin Country

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Come explore Northern Colorado's mountains