

\$136,500

40 acre woodsie along Bull Mountain with large aspen groves, great views, lots of wildlife and thousands of acres in nearby Roosevelt National Forest. 8800 feet elevation isn't conducive for year 'round living, but a terrific starting point to ride ATV's, catch fish in nearby Sand Creek and beaver ponds, or just hang out. Very remote, lots of privacy!



Features

Sand Creek Park

Parcel 15 Section 9

- Meadow surrounded with aspen and evergreens
- Great views
- Local wildlife hangout
- National Forest nearby
- Sand Creek fishing nearby
 - 8 miles of trout stream
 - Access to numerous beaver ponds
- Summertime recreation at 8,800' elevation



Photo is not of the property however characteristics are similar

Specifics

Acres ±	40
Association Dues (yr)	\$ 120
Property Taxes	\$ 2,735
Location	
1 ½ hrs NW of Fort Collins CO	
30 minutes South of Laramie WY	
MLS No	1029329

Information obtained from reliable sources and believed to be accurate



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Cabin Country

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Come explore Northern Colorado's mountains