

\$320,000

Owning in Sand Creek exposes the ultimate recreational playground. This 35 acres is perfectly positioned with trout stream fishing and easy county road access . 2-bedroom and 1 bath summertime cabin has a total of 1440 sq ft includes bonus 720 sq ft storage upstairs for all your gear. Off-grid comfort complete with a wood stove for heat, Solar/generator power. Included older Avenger camp trailer and if still available Ford tractor, utility and metal storage sheds, this is the perfect base camp for summer fishing, fall hunting, and exploring the expansive landscape.



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Features

Sand Creek Park

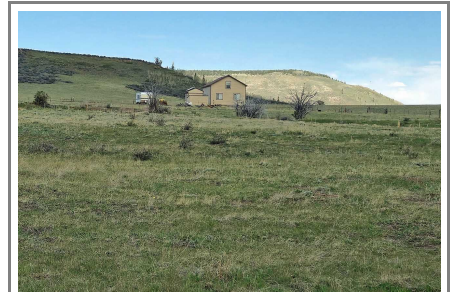
**1730 N County Road 89
Sand Creek Township CO 82070**

- 1/4 mile of Sand Creek Trout stream fishing
- County road access
- Access to nearby State and National forest lands
- Partially fenced
- Extra storage space
- Generator/Solar powered
- Utility Shed for solar
- Summertime recreation
- Area known for wildlife
- Located in Game Unit 8



Specifics

- Acres ± 35.01
- Association Dues (yr) \$ 105
- Property Taxes \$ 1,233
- Location
1 ½ hrs NW of Fort Collins CO
30 minutes South of Laramie WY
- MLS No
- Information obtained from reliable sources and believed to be accurate



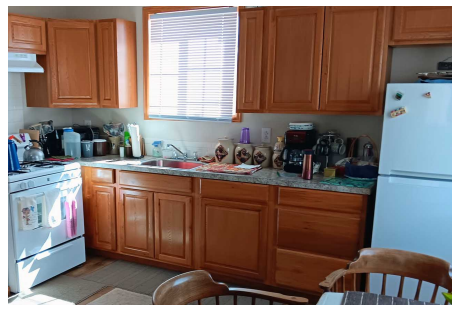
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970-482-5263

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School District	Poudre			
Total sq feet	1440	Main 720	Upper storage 720	
Built	2013	2 story		
Electric	Generator	Solar		
Heat	Wood Stove			
Sewer	Septic			
Well	Permit 298663	5 GPM	380 Depth	Drilled 2016

Rooms	Level	Length	Width	Flooring
Primary Bedroom	Main	13	10	Carpet
Second Bedroom	Main	13	10	Carpet
Kitchen	Main	13	12	Composite
Living room	Main	13	12	Composite
Storage	Upper			
Bath(s)	Main	1 full bath		



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