

\$205,000

38.05 acres meets panoramic perfection opening up to spectacular mountain views of Chimney Rock, Bull Mountain, and the majestic red rock formations—a skyline that shifts beautifully with every passing season. Framed by mature stands of aspens, the appealing 360-square-foot cabin perfectly embodies the philosophy that luxury comes in small packages. The designed layout features a fluid living area paired with two bedrooms. Furniture, appliances and more make it a zero setup required. Adventure lives right outside your door. Enjoy fishing in nearby Sand Creek, or explore endless miles of the nearby National Forest. Ideal as a weekend getaway, an off-grid hunting base camp, this acreage offers a front-row seat to nature's grandeur.

Features

Sand Creek Park

1245 Plano Rd Sand Creek Township CO

- Cabin framed by aspen grove
 - Furniture and appliances included
 - Generator/Solar powered system
 - Metal roof
- Surrounded by scenic views
- Utility sheds
- Ideal retreat for recreation
- National Forest nearby
- Sand Creek fishing nearby
 - 8 miles of Sand Creek
 - Access to numerous beaver ponds
- Summertime recreation
- Area known for wildlife
 - Located in Game Unit 8



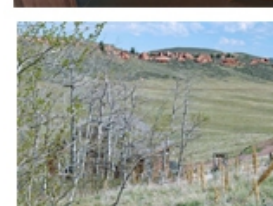
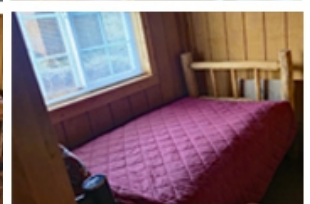
Specifics

Acres ± 38.05
 Association \$ 114
 Property Taxes \$ 1,379
 Location
 1 ½ hrs NW of Fort Collins CO
 30 minutes South of Laramie WY
 MLS No 1066584

Information obtained from reliable sources and believed to be accurate

Total sq feet
 360 main floor Built 1996
Electric
 Small Generator/Solar System
Heat
 Wood Stove
Sewer
 Vaulted Outhouse

Rooms
 Primary Bdrm 7'x7' carpeted
 Second Bdrm 7'x7' carpeted
 Kitchen 7'x7' carpeted
 Living room 7'x7' carpeted



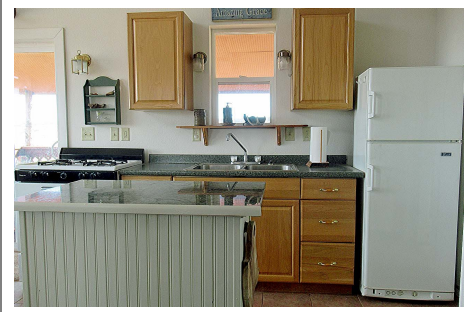
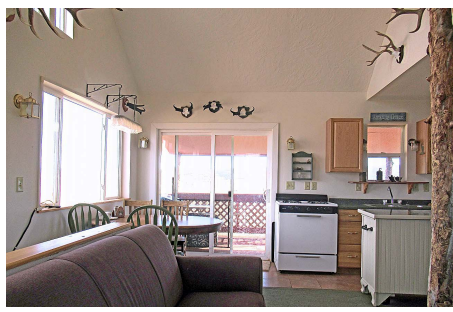
Cabin Country

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School District Poudre
Total sq feet 320 main floor
Built 1996
Electric Small Generator/Solar System
Heat Wood Stove
Sewer Vaulted Outhouse

Rooms	Level	Length	Width	Flooring
Primary Bedroom	Main	11	10	Carpet
Kitchen	Main	23	10	Tile
Living room	Main	08	10	Carpet
Recreation room	Lower	23	13	Concrete
Bath(s)	Main	1 full bath		

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