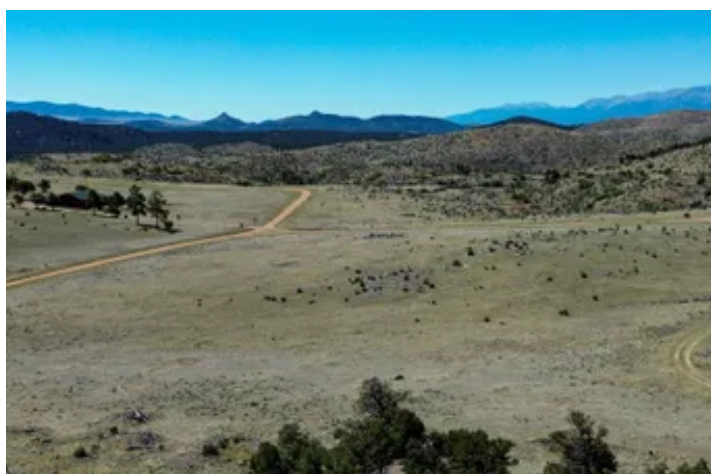


Colorado Homesite with Household Well & Power 6.5+/-
ac
85 Pinevalley Rd
Cotopaxi, CO 81223

\$53,995
6.5± Acres
Fremont County



**Colorado Homesite with Household Well & Power 6.5+/-ac
Cotopaxi, CO / Fremont County**

SUMMARY

Address

85 Pinevalley Rd

City, State Zip

Cotopaxi, CO 81223

County

Fremont County

Type

Undeveloped Land

Latitude / Longitude

38.34664 / -105.468741

Taxes (Annually)

\$350

HOA (Annually)

\$131

Acreage

6.5

Price

\$53,995

Property Website

<https://greatplainslandcompany.com/detail/colorado-homesite-with-household-well-power-6-5-ac-fremont-colorado/111124/>



Colorado Homesite with Household Well & Power 6.5+/-ac Cotopaxi, CO / Fremont County

PROPERTY DESCRIPTION

Finding Colorado mountain land that's already one step ahead isn't easy, but this beautiful 6.5-acre property near Cotopaxi offers exactly that. With a household well already installed, underground electricity available at the property, maintained roads, reliable year-round access, and gentle, buildable terrain, you'll have a valuable head start toward creating your future home, mountain retreat, manufactured home, or retirement getaway.

Located within the desirable Glen Vista community, you'll enjoy spacious parcels, a horse-friendly atmosphere, an affordable annual POA, and reasonable community standards that help preserve the area's beauty while still allowing flexible building options. Wake up to breathtaking views of the Sangre de Cristo Mountains, then spend your days exploring everything the Arkansas River Valley has to offer, including Gold Medal trout fishing, world-class whitewater rafting, hiking, ATV trails, rock climbing, hot springs, and millions of acres of nearby public land.

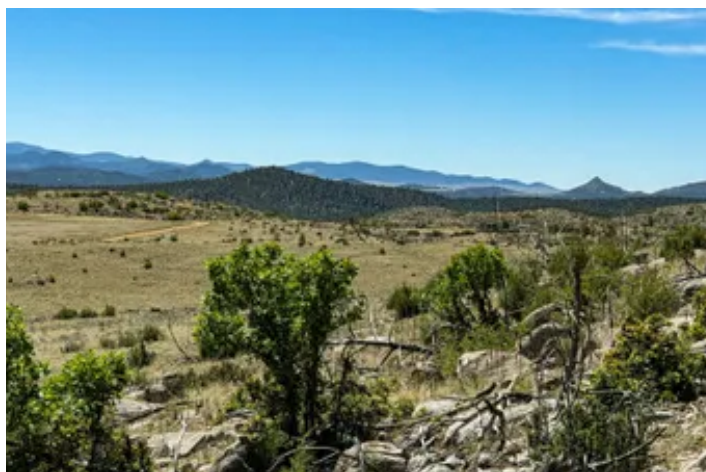
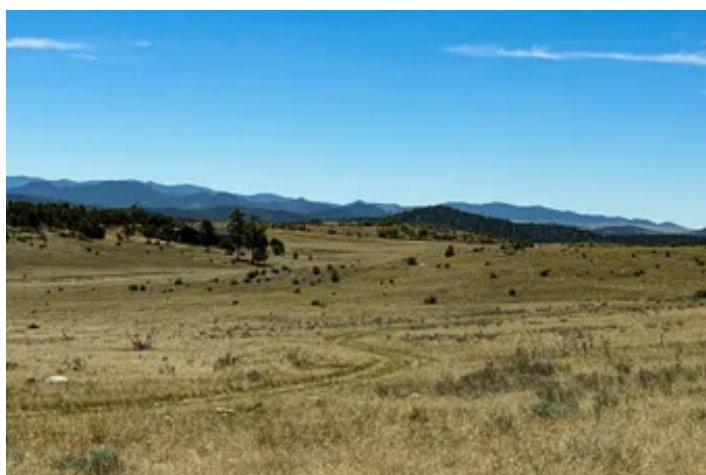
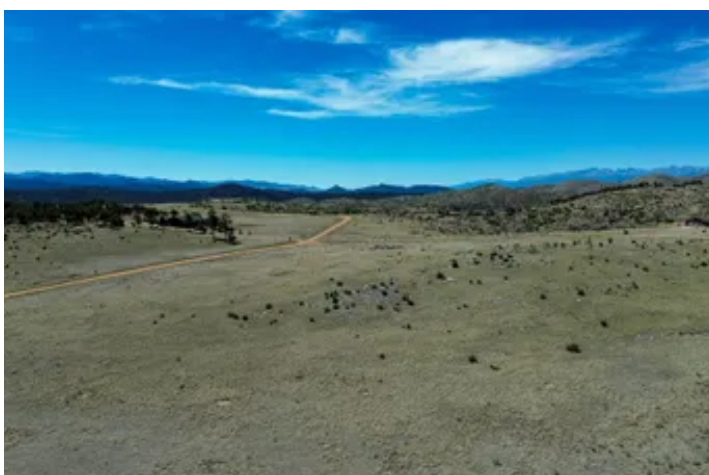
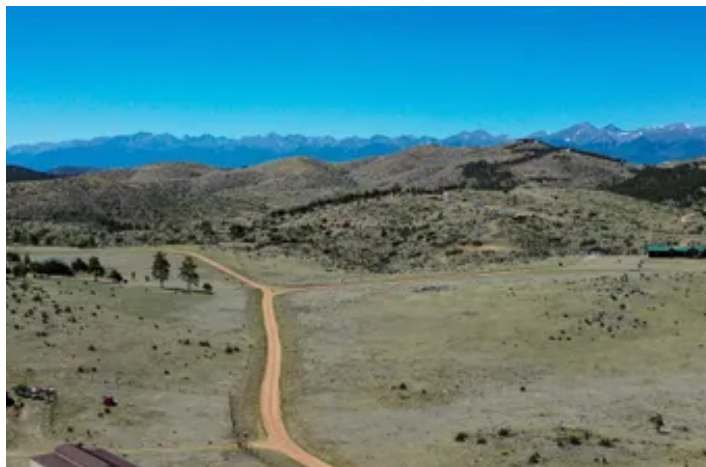
The Rio Grande National Forest lies to the west, while the Pike and San Isabel National Forests are just to the east, with Cañon City, Salida, Pueblo, and Great Sand Dunes National Park all within an easy drive. Whether you're planning a mountain retreat, hunting basecamp, retirement home, or long-term investment, this property combines scenery, convenience, and valuable improvements that are becoming increasingly difficult to find.

Looking for even more room? The adjoining 6.5-acre parcel is also available.

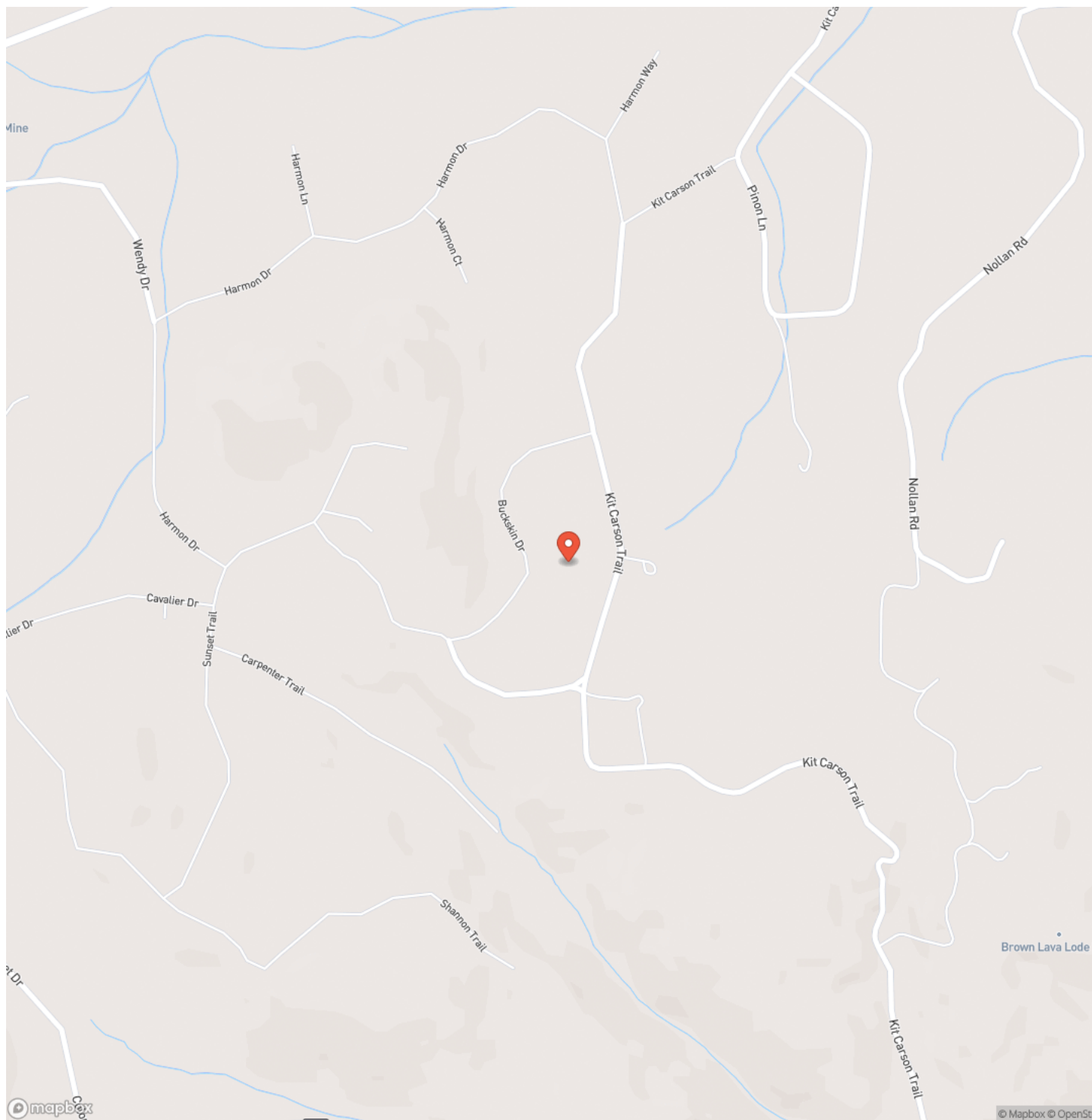
Call today for an exclusive showing - Flexible owner financing available!



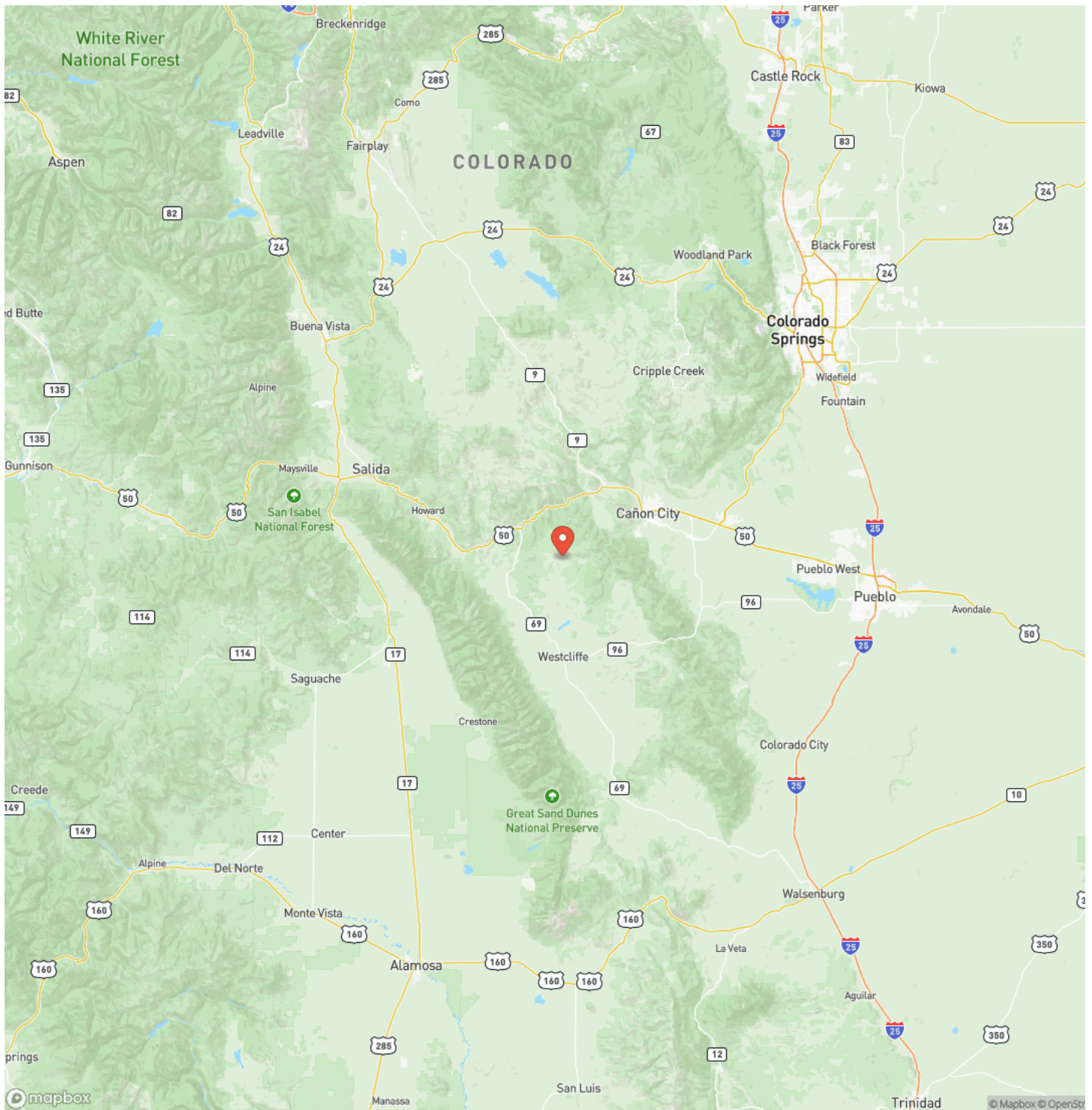
Colorado Homesite with Household Well & Power 6.5+/-ac
Cotopaxi, CO / Fremont County



Locator Map



Locator Map



Satellite Map



**Colorado Homesite with Household Well & Power 6.5+/-ac
Cotopaxi, CO / Fremont County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Whiting

Mobile

(719) 387-9375

Email

clint@greatplains.land

Address

City / State / Zip

Divide, CO 80814

NOTES

[illegible]

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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