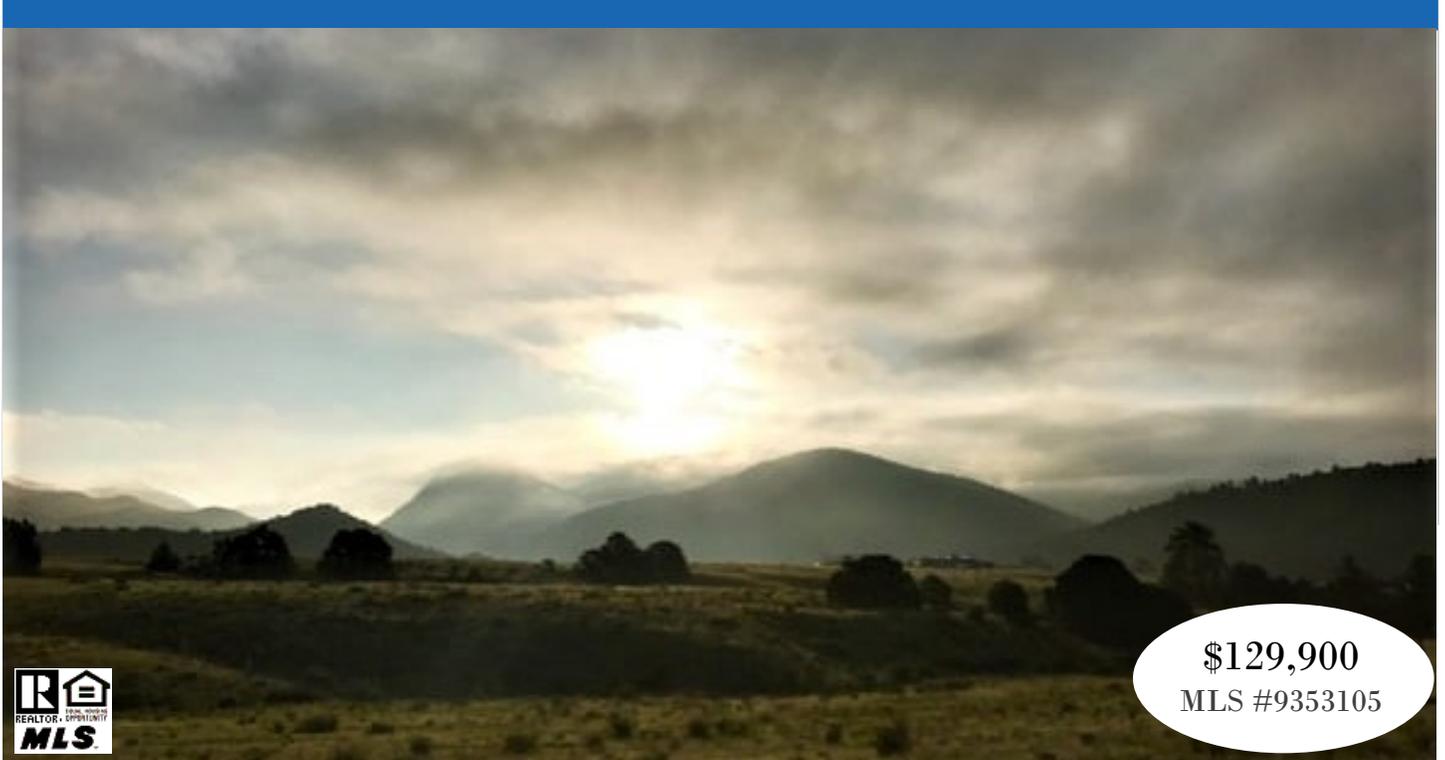




First _____
COLORADO LAND
Office

LISTING BROKER

Martin Epp
Broker Associate
719-221-1642 Cell
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\$129,900
MLS #9353105

25 Mc Clure Gulch Rd, Cotopaxi

- ◆ 25.12 Acres
- ◆ Iron Mountain Wilderness
- ◆ Zoned Agricultural Rural
- ◆ 6 Outbuildings Included
- ◆ Off-Grid
- ◆ Household Well & Septic System
- ◆ No HOA
- ◆ 2021 Taxes \$435



FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

Bring your floor plans and gardening tools for a self sufficient,

Colorado, retreat. 25.12 acre lot with a few trees. Nicely located west of Canon City. Mountain views in all directions. Good producing well in place. Secluded but has good access off County Roads. Deeded access the short distance from Praire Dog Road to the property needs to be gained. There are 4 Galvalume hoop houses measuring 100x20, 70x20, 70x20 and 30x20. There is plastic for all but one, two new rolls still in boxes. Two unused boxes of wiggle wire. There is enough plastic for all the ends. There's a few sets of Galvalume elbows which allow the sides to be rolled up to a 4ft hip. There's a 20x8 garden shed with a Galvalume roof that catches water. There is a 20x8 shipping container for storage or tiny home. Working doors and fully waterproof. There is a 250 gallon water holding tank. Both the 70 foot hoop houses have raised beds which were growing vegetables, flowers, and herbs in 2019. 90% of the soil is from Paonia, Colorado. Best practices have been used and the soil was conditioned by adding manure from a Salida Goat and Alpaca farm and general vegetative compost up until 2019. All of the above is enclosed in a 12,000 square foot wind and wildlife fence, some of which has been replaced/ updated. All the posts for the enclosure are cemented 2ft in the ground and very sturdy. A good producing in house well was drilled in the spring of 2019 that can be augmented for outdoor use through the Upper Arkansas Water Conservancy District. The pump/pressure tank is dual solar and electric. Grid electricity is about a mile and a half away and Sangre de Cristo Electric provides service in this area.

The property would make an excellent location for a self sufficient, off grid, homestead.



Directions:

Take Highway 50 to Fremont County Road 1A in Cotopaxi. Go south to County Road 69 and turn left to Fremont County Road 28. Go left on County Road 28 Copper Gulch Road. Go right on County Road 1, Iron Mountain Road, to Praire Dog. Turn right to driveway on the left right at the curve in the road. The property starts about 200' off the Road. The gate is about midway through the property. Gate key in Lockbox.

Contact listing office for code.

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