

\$109,500

35 acres of breathtaking, high-country splendor blends panoramic views with the gentle allure of the lush winding wash bed ecosystem. Escape to Sand Creek Park where the area's nearby recreational benefits include a gateway to vast public lands and the rhythmic pull of trout streams. Experience unparalleled wildlife viewing watching deer, elk and pronghorn graze in their natural habitat.



Features

Sand Creek Park

Parcel 10 Section 35

- Expansive panoramic views
- Winding wash bed ecosystem
- Rolling alpine meadow
- County road access
- 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 ±	35
Association Dues (yr)	\$ 105
Property Taxes	\$ 1,778
Location	
1 ½ hrs NW of Fort Collins CO	
30 minutes South of Laramie WY	
MLS No	1058771

Information obtained from reliable sources and believed to be accurate



Cabin Country

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Come explore Northern Colorado's mountains