

Tallahassee Creek – Colorado Land for Sale



- \$499,000
- Guffey, Co
- 365 acres
- 1/2 mile Tallahassee Creek
- Backs to Public Land

365 magnificent acres is nicely rolling with lush forests! Creek runs through for 1/2 mile, with fish in the creek and the very small ponds. Has water rights for irrigation. Under ground power is in place, on site. Own an entire valley, as the property reaches the ridge crest on both sides. Wide views of nearby peaks. Good natural grass pasture. Close to many miles of BLM, State and National Forest Land. Dramatically beautiful land at an inexpensive price. Not subject to any restrictions. Access on well maintained, gravel roads, is 11 miles off Colorado Hwy 9. Electrical lines are buried throughout the area. Massive log entry gate and fencing. Could be a great horse or cattle ranch for someone wanting remoteness, water and trees at a fair price. END OF THE ROAD PRIVACY here is beyond compare. Double gated entry keeps out the curious, the first gate is 1.5 miles before the property.

Located 45 miles South of Hartsel, CO. In the very center of Colorado. Gravel roads used to get there are in good shape. Good deer and elk habitat. 11 miles off the paved CO Hwy 9 on Cty Rd 21. Famous golf and ski resorts at Breckenridge are 2 hours away. Travel time to Denver would be less than 3.5 hours, 1.5 hours from Colorado Springs.

At 8200 feet above sea level, with perfect, sunny Colorado weather, and little snow fall in winter. Never too hot, never too cold, just right. Property will receive Domestic well permits from the state, one for every 35 acres, each allowing for the watering of non-commercial livestock, 2 homes and one acre of lawn, pasture and garden. Seller owns all mineral rights.

Close to great lake and river fishing on the Arkansas and South Platte

Rivers, Antero, 11 Mile and Spinney Reservoirs. Legendary white water rafting on the Arkansas River with access 45 minutes away at Salida, for all services and a 7000 foot runway at the regional airport at nearby Buena Vista.

2009 taxes \$95

Listed by Girten Land Company 970-485-0572

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