

2.5 acre Wooded Mountain Escape in Cotopaxi, Colorado

PARCEL ID: 76017010



Description

Escape to your own 2.59 acre in the so called 'wild west' of Colorado aka the Florida Colorado subdivision in Fremont County. This land is located in the Cotopaxi, Colorado area and you'll find a general elevation of around 7,000ft.

The land itself is lush with mature trees, extremely secluded and hidden... This is off-grid so you won't be coming across many neighbors or utilities to build a home anytime soon. Camping is OK. NO HOA here.

Potential uses... Investment in future growth and appreciation, recreation, off-grid living, camping.

Pueblo, Colorado: 71 Miles

Colorado Springs, Colorado: 75 Miles

Colorado City, Colorado: 76 Miles

Denver, Colorado: 146 Miles

wilcolandllc.com



Property Details:

ACREAGE
2.59

PARCEL ID
76017010

ZONING
[Agricultural Estates](#)

COUNTY
Fremont

STATE
Colorado

ANNUAL TAXES
\$113.80

ACCESS

The Florida-Colorado Acres subdivision has an ingress/egress and access easements across the subdivision, but in reality this area never developed, so you may run into community/private gates and rough unidentified roads when visiting properties out here. It's the nature of this wild west area, which is good or bad depending on what you're looking for. We recommend using the GPS coordinates and an app like OnxMaps (see our blog for a tutorial), Fremont County GIS maps, our Google Earth map link and Satellite images to map out potential access routes for you.

I have an image showing two possible access routes. Buyer is responsible for performing their own due diligence and viewing at their own discretion.

UTILITIES

- Undeveloped. No utilities at site.

TERRAIN

- Mountain Land

MORE INFO ON ZONING

- This district is established for limited agricultural purposes with appropriate single-family residence and accessory uses and provides separation from business and industrial uses.

BUILDABILITY:

- Yes, with the following development requirements:

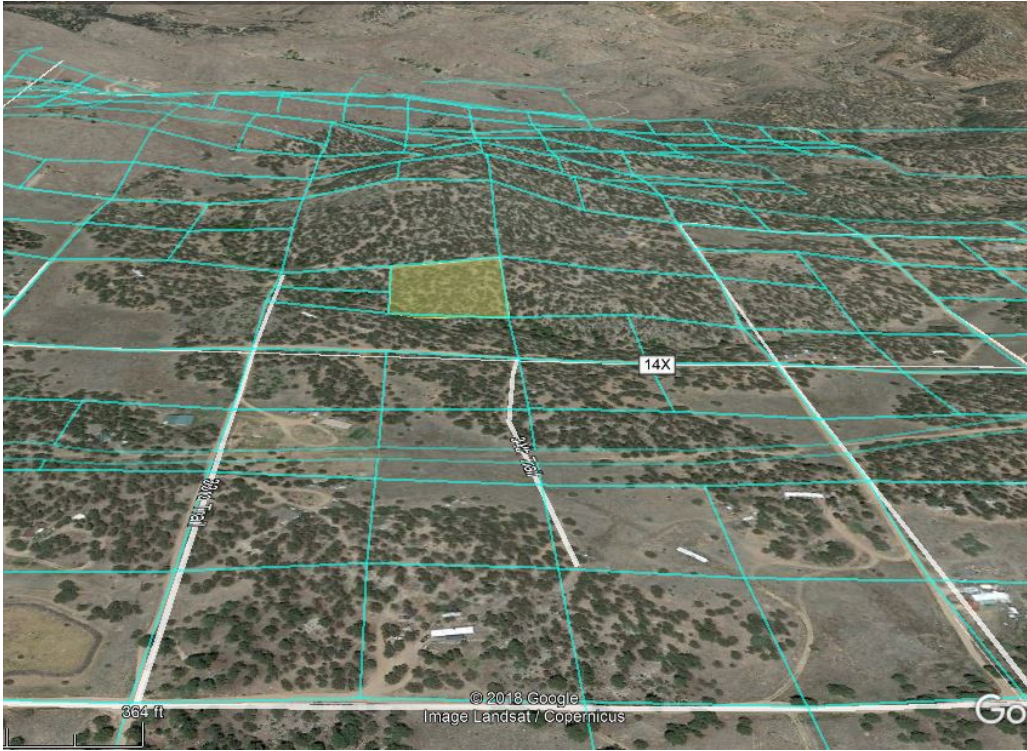
Minimum lot area: Fifteen-thousand (15,000) square feet.

Lots comprising an area of fifteen-thousand (15,000) square feet or more but less than one (1) acre shall be serviced by public water and public sewer systems. Lots comprising an area of one (1) acre or more but less than four and one-half (4 1/2) acres shall be serviced by a public domestic water system but may be serviced by an individual sewage disposal system. Lots comprising four and one-half (4 1/2) acres or more may be serviced by an individual well and individual sewage disposal system.

Minimum setback requirements:

- Front yard: Twenty-five (25) feet.
- Side yard: Ten (10) feet for primary buildings. Five (5) feet for accessory buildings.
- If side yard is adjacent to a street, fifteen (15) feet.
- Twenty (20) feet for housing of permitted livestock.
- Rear yard: Twenty (20) feet for primary buildings.
- Ten (10) feet for accessory buildings.
- Twenty (20) feet for housing of permitted livestock.

NOTE: A minimum twenty-five (25) foot setback is required if the property is adjacent to a State or Federally designated highway.



CENTER COORDINATES
38.311085, -105.470554

GOOGLE EARTH
[View on Google Earth](#)

GOOGLE MAPS
[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Lis Rosaldo | 605-667-5474 | Liz@WilcolandLLC.com

