



First  
**COLORADO LAND**  
Office

**LISTING BROKER**  
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**\$850,000**  
MLS #1516735

## ***36500 Forest Service Rd 375***

- ◆ 40 Acres ~ (2) 20 Acre Parcels
- ◆ Surrounded By National Forest
- ◆ Many Trees & Open Meadow Space
- ◆ Creek Running Through Property
- ◆ 500 SF Cabin, Built in 1988
- ◆ 2 Beds, No Indoor Plumbing
- ◆ 2 Generators For Power & Cistern For Water
- ◆ 2020 Taxes: \$1,661



***FirstColorado.com - 719-395-0200 - 306 E. Main Street, Buena Vista, CO 81211***

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

# ***This is truly a Family Legacy Property in***

*in a one of a kind setting. 40 acres, made up of two 20 acre parcels, a rustic cabin and a stream running through from top to bottom. Hand-built Cabin has been a family retreat for over 30 years. Located 30 minutes from Buena Vista and surrounded by National Forest, the acreage boasts huge Pines, extensive stands of Aspen, and access to thousands of miles of Public Land for hiking, biking, Jeeping, fishing, hunting, and camping. Moose, Elk, Deer, Bear, and other wildlife abound on and around these pristine 40 acres. The property has historically been used as a Seasonal Retreat with 2 Generators and a cistern for water. A Domestic Well Permit is PENDING, and a Septic System can be installed. Currently using an Outhouse.*



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