

FORBES CANYON RANCH

*937 +/-
ACRES*

JUST MINUTES

*OUTSIDE OF
TRINIDAD, CO*

\$1,714,950



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Forbes Canyon Ranch

937 +/- Acres – Trinidad, CO

This 937-acre ranch is a perfect place for a hunting retreat, located in game unit 85. The ranch would qualify for the Colorado Landowner Preference program which would allow for 1 application and 1 Private-Land-Only application. The ranch is very secluded and private yet is only a short drive to I-25 which gives access to the town of Trinidad offering shopping, food and other services, Pueblo Colorado is just a short hour away and Colorado Springs airport is just 2 hours away.

Water: There is a windmill at the mouth of the canyon which has been used to fill water troughs for the abundant wildlife, Forbes canyon creek is mostly dry, however does keep pockets of water mostly year around which is also another nice feature allowing wildlife to water.

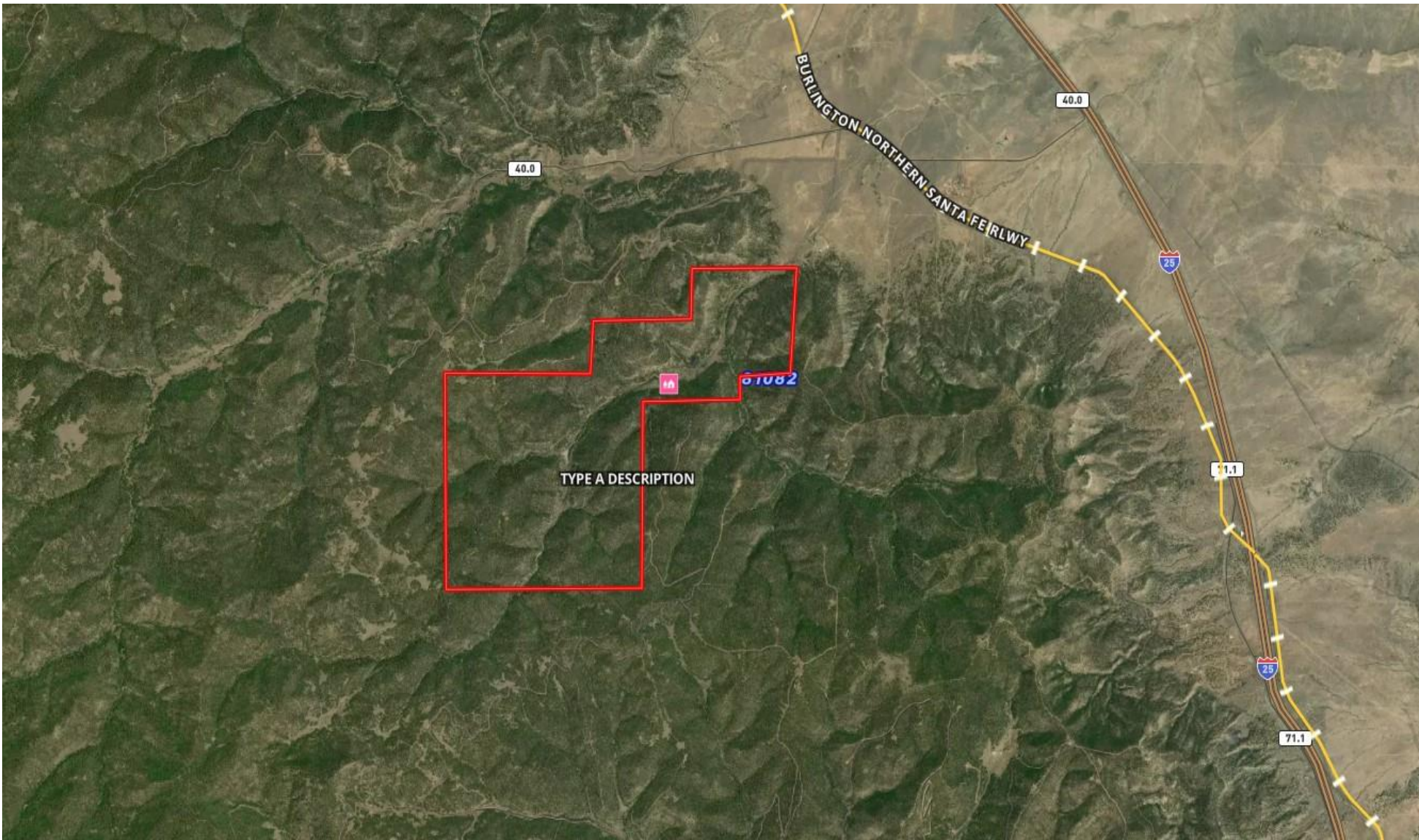
Improvements: There is a soundly built small cabin which offers 472 square feet of sleeping space and a place to keep warm with a small wood burning stove. Down the canyon from the cabin is a RV space which offers its own septic system, and electricity and a clear level area for the RV.

History: The Forbes mine and the Cox and Cox coal mines are located upon this ranch; both were active in the late 1800s. Reminisce of the old mine and structures still exist today.

This area is known for its large elk populations. Turkey, mule deer, bear and mountain lions are known to be in the area.

The property has no covenants, so possibilities of use are endless. Uses can be for camping, hunting, hiking, horseback rides and ATViing. The scenic views of the canyon are breathtaking and there are also tremendous views of rocks walls.







The cabin offers 472 square feet of living space. A wood burning stove puts out a plentiful amount of heat to keep you warm on the cold Colorado nights. Metal roofing and wood siding. There is a decent sized covered porch. Perfect for a hunting retreat.



