

OFFERED AT \$900,000



0 TBD

INDIAN SPRINGS RD

Conifer, Colorado

Hunting, Agriculture, and Recreation

Welcome to 68.66 acres of prime Colorado land in the heart of Conifer. This rare offering combines natural beauty with exceptional usability, making it the perfect opportunity for hunting, agricultural pursuits, or creating your private retreat.

FEATURES

- 68.66 acre parcel in the heart of Conifer
- Prime location- minutes to Hwy 285, under an hour to DIA
- North Fork of Deer Creek runs through the property
- Zoned A-2 with no HOA
- Well permit allows up to 3 residences + livestock/horses
- Ideal for hunting, hiking, horses, ATVs, skiing & more
- Stunning rock outcroppings, wildlife & mountain scenery
- Opportunity for multi-home compound, equestrian estate, or private mountain sanctuary
- Exceptional investment or legacy property potential

**BERKSHIRE
HATHAWAY**
HOMESERVICES

ELEVATED LIVING
REAL ESTATE



Colorado Foothills Living
IT'S ABOUT A LIFESTYLE



THE PROPERTY

68.6 ACRES | \$900,000

Easily accessed via Indian Springs Road and just minutes from Highway 285, the property offers the ideal blend of seclusion and convenience, with Denver International Airport less than an hour away. The land features a diverse mix of level and gently sloping terrain, tree coverage, exposure, and open meadows, making it highly versatile. Whether you're looking to run livestock, establish equestrian facilities, or cultivate irrigated acreage, this parcel offers the flexibility to bring your vision to life. The well permit allows for up to three residences, irrigation of one acre, and watering for livestock and horses.

For outdoor enthusiasts, the property is a year-round playground In GMU 461. The North Fork of Deer Creek runs through the land, enhancing wildlife habitat and providing an additional water source for both game and livestock. With abundant deer, elk, and other wildlife, the property is well-suited for hunting or establishing a private sportsman's retreat.

Zoned A-2 with no HOA, the opportunities are wide open—whether you envision a working ranch, multi-home compound, or long-term investment. Scenic rock outcroppings, mountain views, and the sound of flowing water add to the property's unique character, creating a setting that is as productive as it is beautiful. And you will have a head start with the large hoop-barn already establishing a home base to start your recreation or construction.



Julia P. Paluck
REAL ESTATE BROKER | PROFESSIONAL ENGINEER
(303) 981- 5007
[JULIA@BHHSELEVATED.COM](mailto:julia@bhhselevated.com)
[JULIAPURRINGTON.COM](http://juliapurrington.com)



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