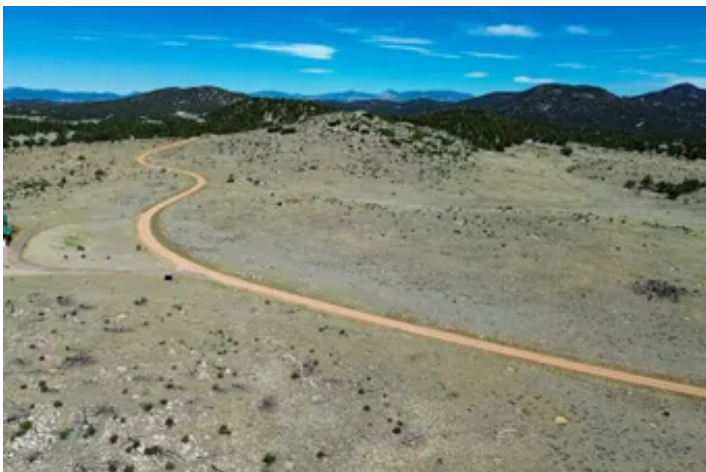


Pinevalley Rd Lot 3 ; 6.6 +/- acres
85 Pinevalley Rd
Cotopaxi, CO 81223

\$39,995
6.500± Acres
Fremont County



**Pinevalley Rd Lot 3 ; 6.6 +/- acres
Cotopaxi, CO / Fremont County**

SUMMARY

Address

85 Pinevalley Rd

City, State Zip

Cotopaxi, CO 81223

County

Fremont County

Type

Undeveloped Land

Latitude / Longitude

38.345807 / -105.469122

Taxes (Annually)

350

HOA (Annually)

131

Acreage

6.500

Price

\$39,995

Property Website

<https://greatplainslandcompany.com/detail/pinevalley-rd-lot-3-6-6-acres-fremont-colorado/111126/>



**Pinevalley Rd Lot 3 ; 6.6 +/- acres
Cotopaxi, CO / Fremont County**

PROPERTY DESCRIPTION

Picture waking up each morning to panoramic mountain views, fresh Colorado air, and the freedom that comes from owning a beautiful piece of land in one of the state's most scenic regions. This 6.5-acre property near Cotopaxi offers a highly usable landscape with ample space for a future home, cabin, manufactured home, RV setup, or recreational getaway. With maintained roads and reliable year-round access, you can enjoy your property throughout all four seasons while still feeling far removed from the stress and noise of city life.

Situated within the desirable Glen Vista community, the property benefits from spacious lot sizes, a horse-friendly environment, and an affordable annual POA. Community standards help maintain the area's natural beauty and overall appeal while still allowing owners flexibility in how they enjoy and develop their property.

The setting is truly remarkable. Wide-open views extend toward the majestic Sangre de Cristo Mountains, creating a backdrop that changes with every season and every sunset. Underground electricity is available at the property, making it easier to bring your building plans to life.

Adventure begins the moment you arrive. The Arkansas River Valley is known throughout Colorado for Gold Medal trout fishing, world-class whitewater rafting, hiking, ATV trails at Texas Creek, rock climbing, hunting opportunities, hot springs, and access to millions of acres of nearby public land. The Rio Grande National Forest to the west and the Pike and San Isabel National Forests to the east provide endless opportunities to explore, hunt, and enjoy the outdoors. Canon City, Salida, Pueblo, and Great Sand Dunes National Park are all within a short and convenient drive for shopping, dining, entertainment, and recreation.

If you've been searching for the perfect place to build a future filled with freedom, beauty, and outdoor adventure, this property deserves your attention. It's the kind of place where dream homes are built, family memories are made, and Colorado's mountain lifestyle can be enjoyed for years to come.

Want additional acreage? The adjacent 6.5-acre parcel is also available for purchase.

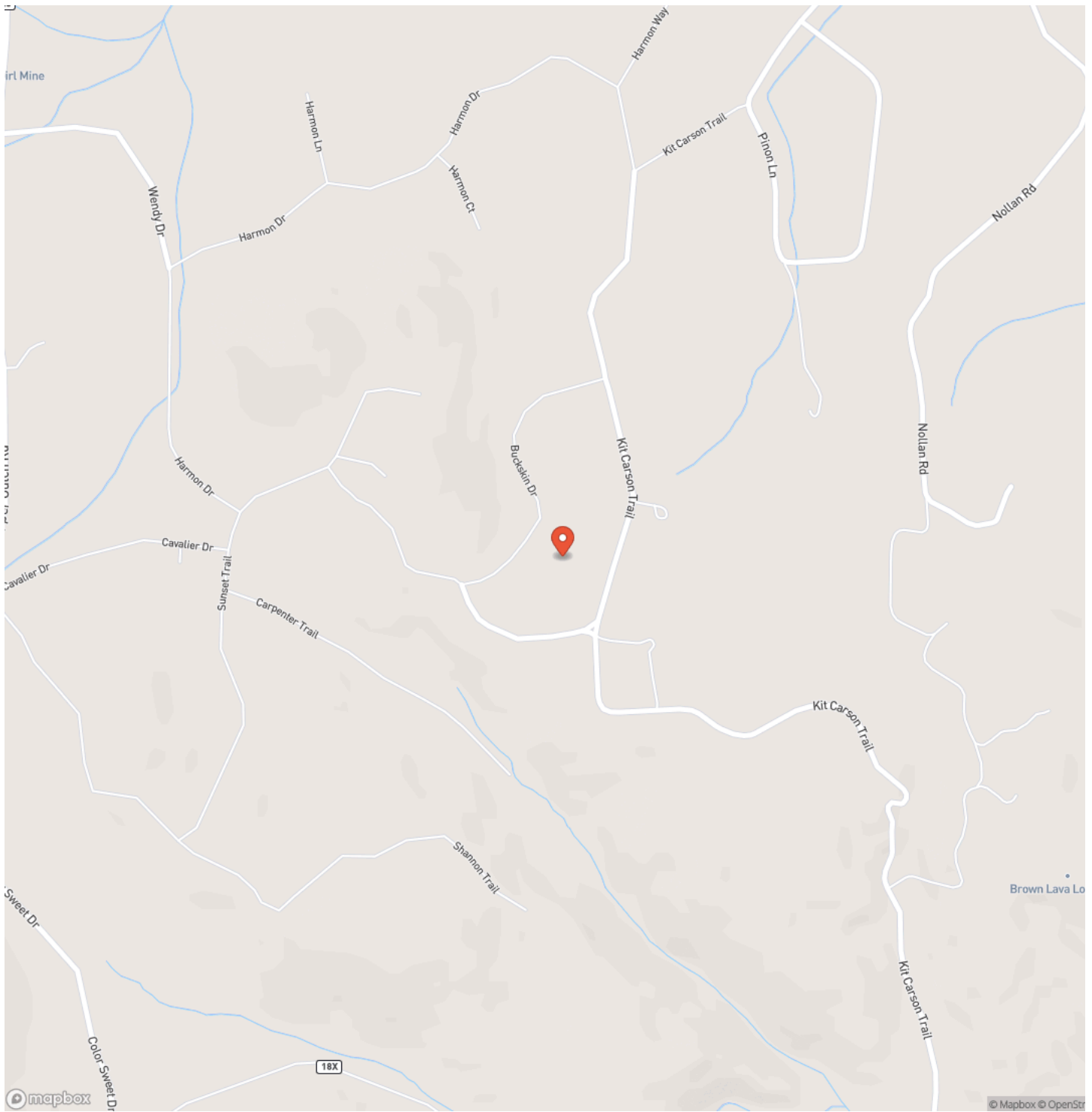
Flexible owner financing available!



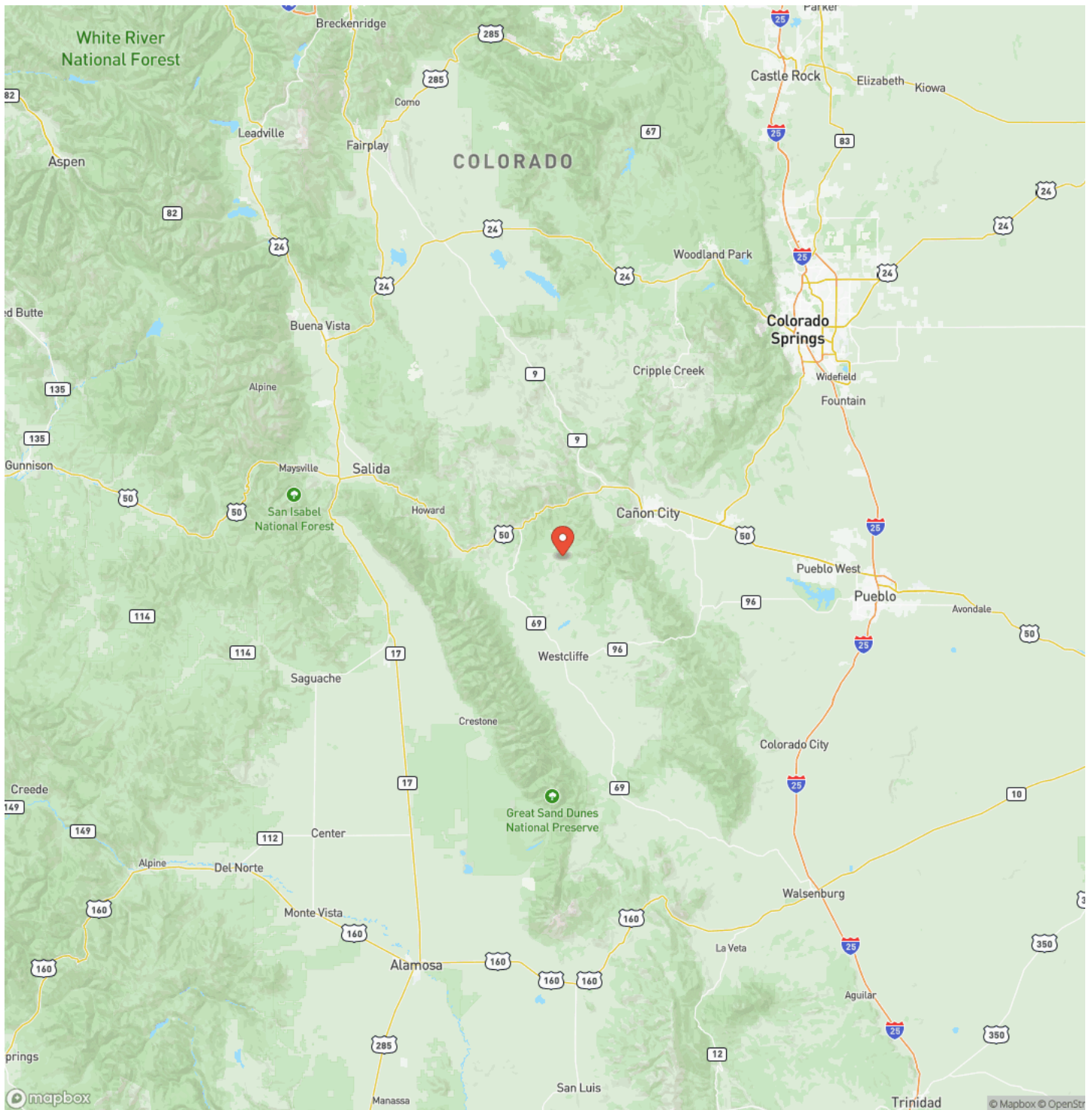
Pinevalley Rd Lot 3 ; 6.6 +/- acres
Cotopaxi, CO / Fremont County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



GREAT PLAINS

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