

40 Acres Las Animas County
County Road 62.8
Model, CO 81059

\$27,000
40± Acres
Las Animas County



40 Acres Las Animas County
Model, CO / Las Animas County

SUMMARY

Address

County Road 62.8

City, State Zip

Model, CO 81059

County

Las Animas County

Type

Recreational Land

Latitude / Longitude

37.490862 / -104.337883

Acreage

40

Price

\$27,000

Property Website

<https://greatplainslandcompany.com/detail/40-acres-las-animas-county-las-animas-colorado/115856/>



40 Acres Las Animas County Model, CO / Las Animas County

PROPERTY DESCRIPTION

40 acres of remote property located in Las Animas County, CO. This parcel can be accessed by County Road with the northeast corner of the property having access to the Apishapa Riverbed. This makes for great hunting, camping, hiking, and a quiet space to reset the mind and body.

Location & Access

The property sits off of County Road 62.8 approximately 17 miles from Highway 350, and approximately 22 miles to Interstate 25 near Aguilar, CO. The property also sits approximately 30 miles from Trinidad, CO. This places it within convenient reach while still offering the tranquility of a rural escape. Its location provides a gateway to exploring the rich landscapes and outdoor activities characteristic of the region.

Land and terrain

Spanning 40 acres, this property presents a diverse and captivating landscape. The terrain offers a blend of features typical of the great plains, inviting exploration and offering various vantage points to appreciate the natural surroundings. Buyers will find ample space to shape their vision, whether for recreational pursuits or simply enjoying the vast open country.

Wildlife and vegetation

Located in GMU 133, the expansive acreage is a haven for diverse wildlife and features a rich tapestry of native vegetation. The natural habitat supports a variety of species including Big Game, Elk, Mule Deer, Quail, Small Game, and Whitetail Deer.

Improvements and infrastructure

The property offers a blank canvas for future development, allowing a new owner the freedom to design and implement improvements that perfectly suit their needs and vision. The absence of existing structures provides an unparalleled opportunity to build custom facilities, recreational amenities, or a private residence from the ground up, tailored precisely to personal preferences.

Current and potential use

Currently presented as recreational land, this property holds immense potential for a multitude of uses. It is an ideal setting for hunting, hiking, camping, or simply enjoying the solitude of nature.

Annual Taxes

\$18.32

Parcel Number

12512700

Contact the listing agent to learn more or to schedule a visit.



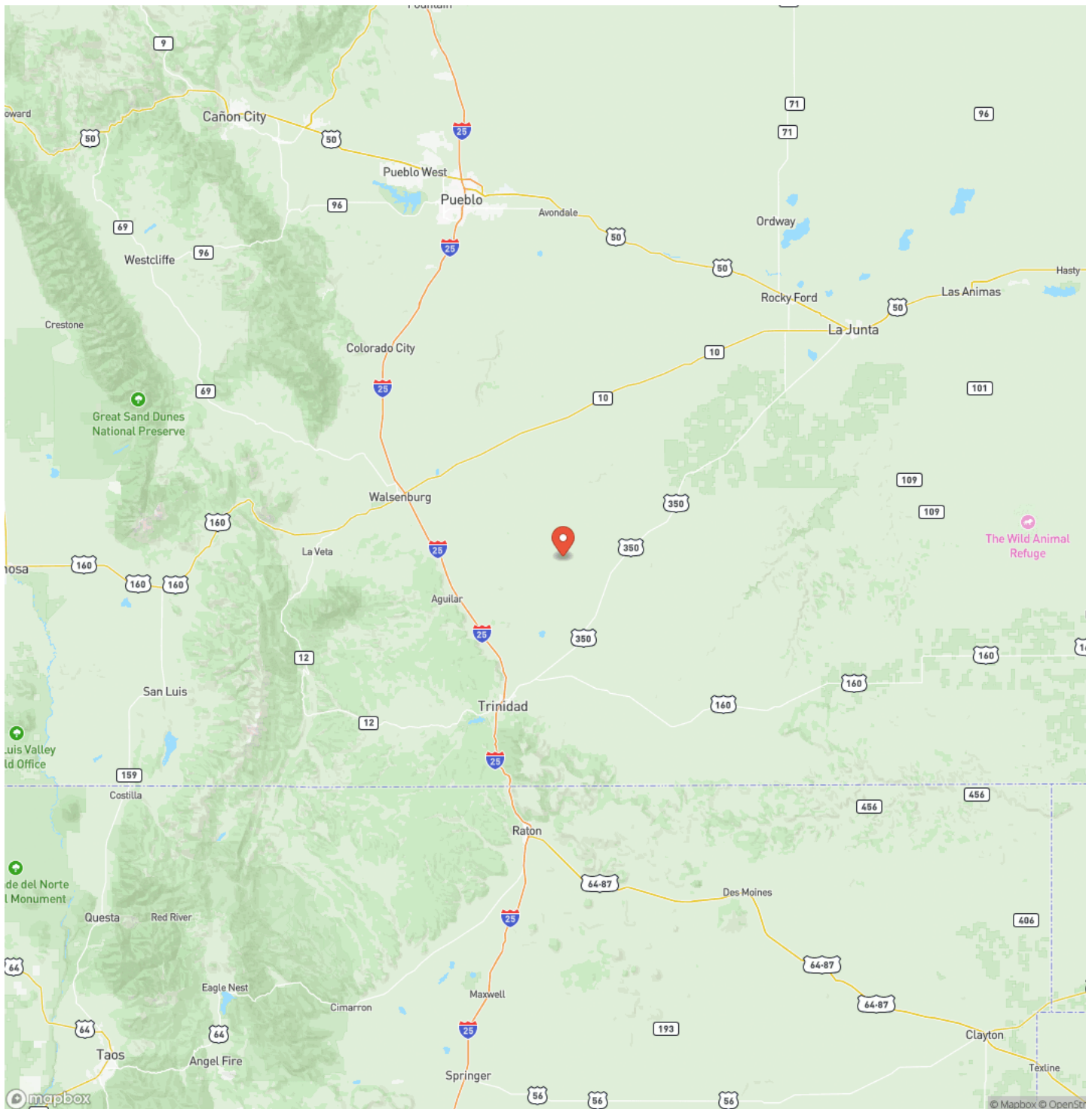
40 Acres Las Animas County
Model, CO / Las Animas County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Beth Howe

Mobile

(719) 469-3143

Email

beth@greatplains.land

Address

City / State / Zip

La Junta, CO 81050

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

