

Pinevalley Rd Lot 2 ; 6.6 +/- acres
85 Pinevalley Rd
Cotopaxi, CO 81223

\$59,995
6.500± Acres
Fremont County



**Pinevalley Rd Lot 2 ; 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

\$59,995

Property Website

<https://greatplainslandcompany.com/detail/pinevalley-rd-lot-2-6-6-acres-fremont-colorado/111124/>



**Pinevalley Rd Lot 2 ; 6.6 +/- acres
Cotopaxi, CO / Fremont County**

PROPERTY DESCRIPTION

Finding the right piece of Colorado land is about more than acreage-it's about finding a place where your future feels possible. This beautiful 6.5-acre property near Cotopaxi offers incredible mountain scenery, usable terrain, and one of the most valuable improvements a buyer can have already completed: a household well installed on the property. Combined with maintained roads and reliable year-round access, this property is ready to support everything from a future dream home to a mountain getaway or retirement retreat.

Located within the popular Glen Vista community, this parcel combines the privacy and space people seek in the mountains with the convenience of a horse-friendly setting and an affordable annual POA. The community helps preserve the area's character and long-term desirability while still allowing manufactured homes and flexible building options.

The views are extraordinary. Expansive panoramas reach toward the Sangre de Cristo Mountains, providing a spectacular backdrop for your future home or retreat. Underground electricity is available at the property, adding even more convenience as you plan your next steps.

Whether your passion is fishing, hunting, rafting, hiking, ATV riding, or simply spending time surrounded by nature, you'll find no shortage of opportunities nearby. The Arkansas River Valley is one of Colorado's premier recreation destinations, offering Gold Medal trout fishing, world-class whitewater rafting, hot springs, rock climbing, and extensive public lands. The Rio Grande National Forest borders the region to the west, while the Pike and San Isabel National Forests lie to the east, making this an outstanding location for hunters and outdoor enthusiasts looking for a convenient base camp. Canon City, Salida, Pueblo, and Great Sand Dunes National Park are all within a short and enjoyable drive.

Whether you're planning a mountain getaway, retirement retreat, dream home, hunting base camp, or long-term investment, this property offers the scenery, existing infrastructure, year-round accessibility, and Colorado lifestyle that buyers spend years searching for.

Looking for even more room to spread out? The adjoining 6.6-acre parcel is also available.

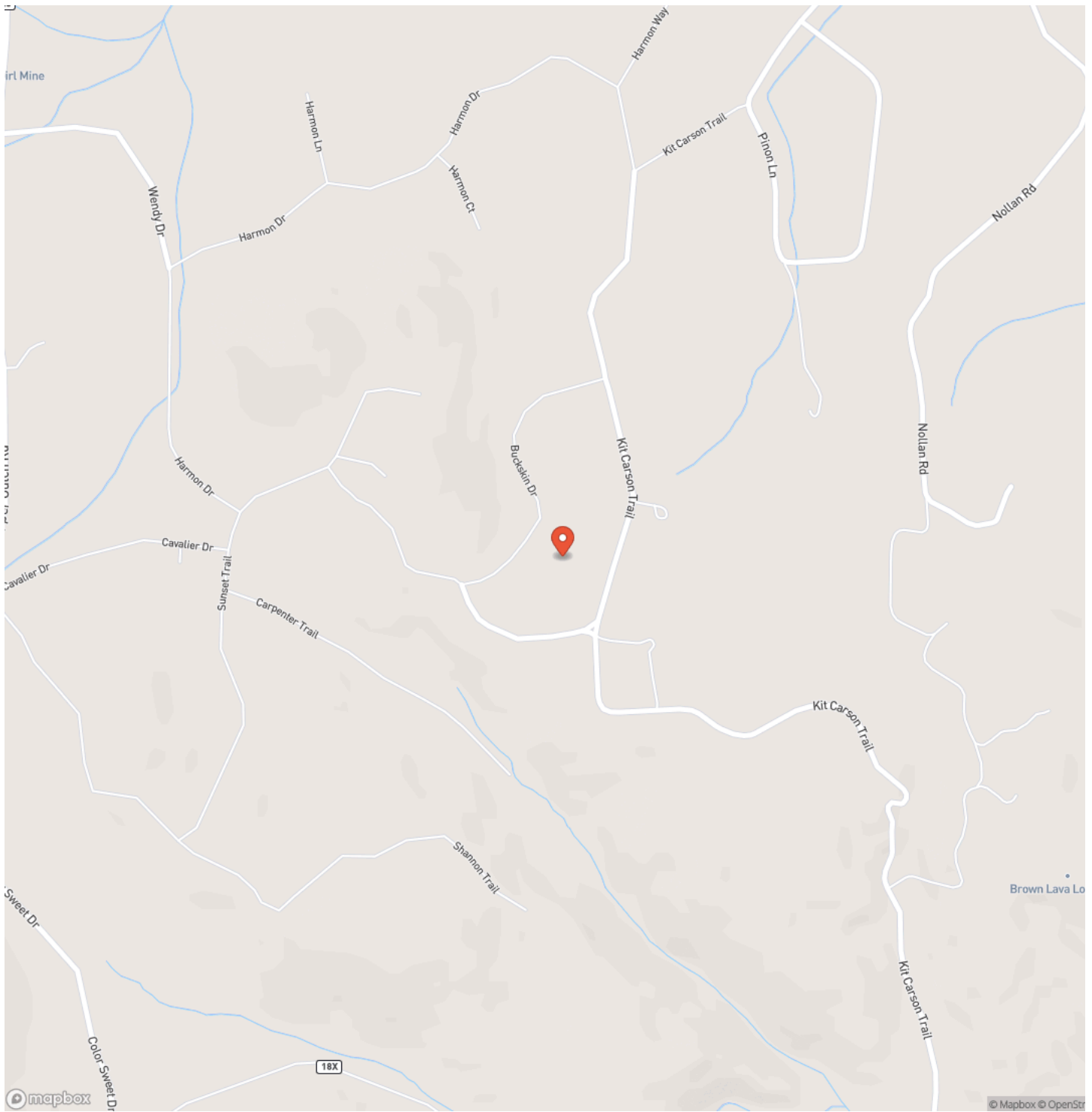
Flexible owner financing available!



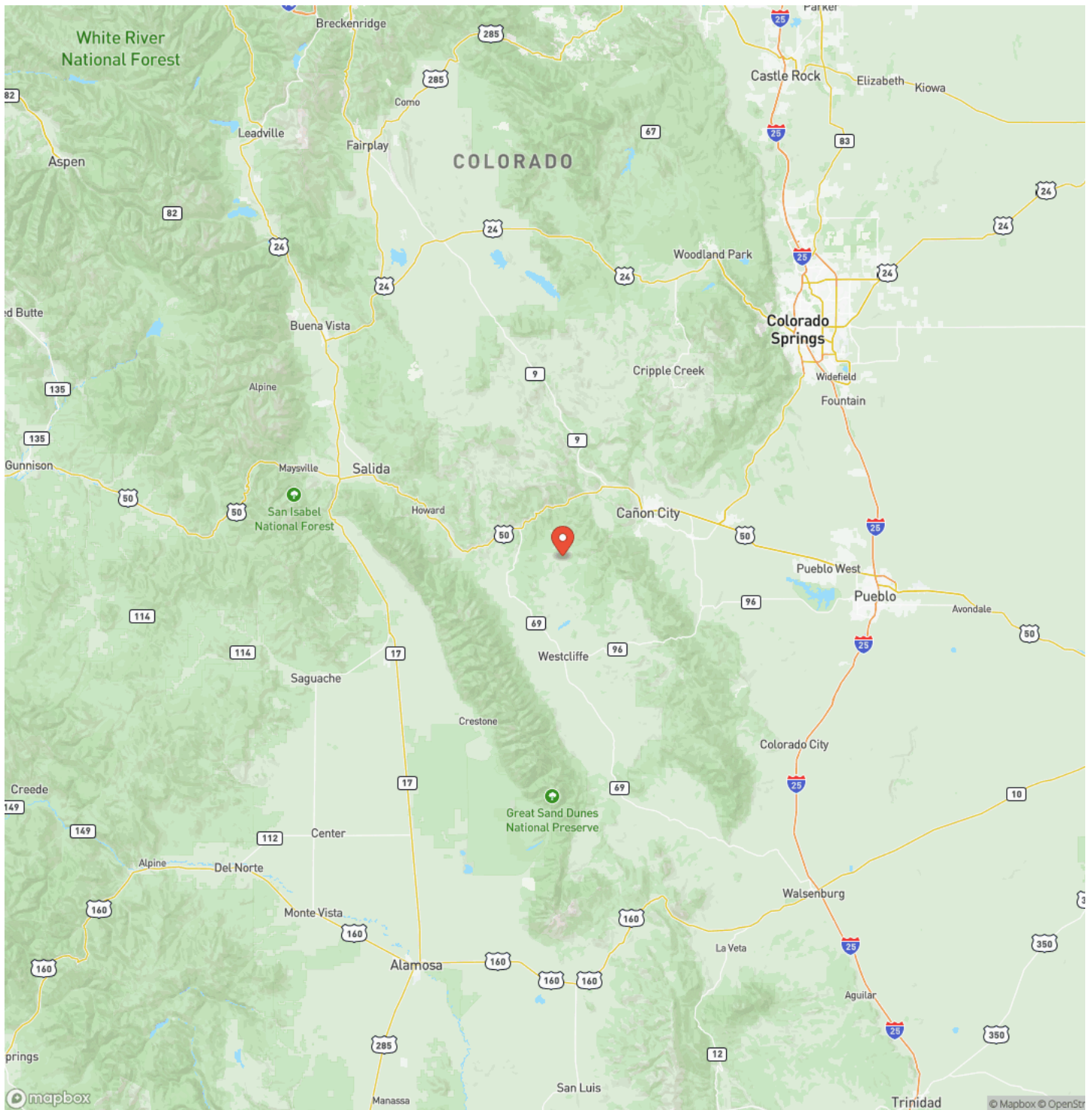
Pinevalley Rd Lot 2 ; 6.6 +/- acres
Cotopaxi, CO / Fremont County



Locator Map



Locator Map



Satellite Map



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 CO.

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

