

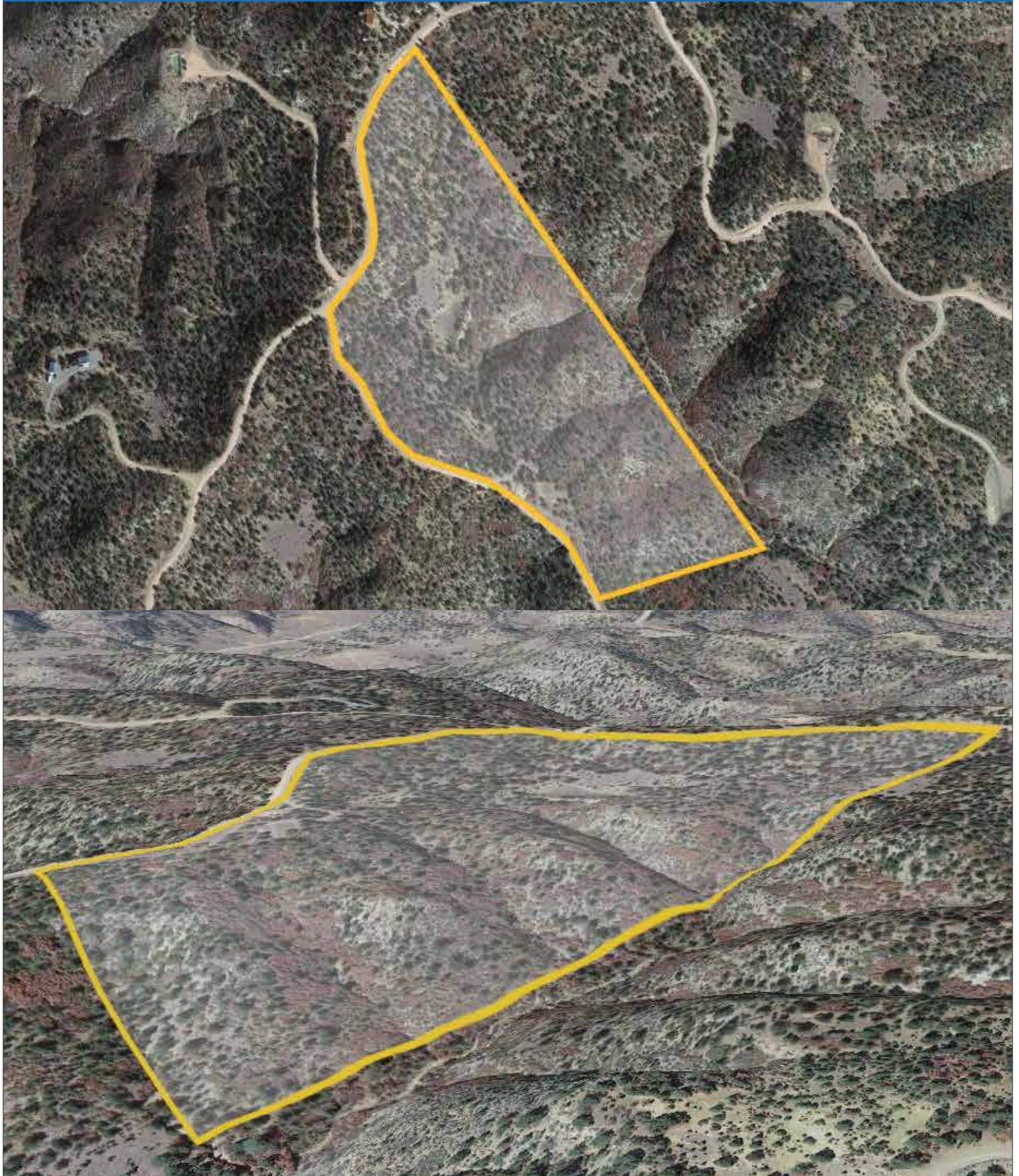


35+/- Acres
Las Animas County, CO
Trinidad Township



High Point Land Company
7557 WCR 17 Wellington, CO 80549

Aerial Maps



Property Photos



Property Photos



Listing Summary

35.22+/- Acres Las Animas County, CO

35+/- Acre rural hunting and building tract in Las Animas County, Colorado near Trinidad, CO. Located in a semi-private subdivision known as Primero Ranch lies this beautiful 35+/- acre tract unencumbered. Properties in this area rarely come available and one that hasn't been built upon is even more rare. Electricity is near the property allowing for the new owners to run power to wherever they choose to build. There are multiple building sites available on the property. Property is located just off of a well-maintained gravel road with plenty of access points into the property. Seclusion is the key feature of this property with most neighbors a quarter mile or more away.

There is a good mixture of open ground and timber. Hunting is the main recreational opportunity with this one. The area is home to Elk, Deer, Bear and the occasional Turkey. Located in GMU 85 which boasts a 90%-unit wide private land, ownership tags are easy to come by for elk taking 1 point or less for the draw seasons and two over the counter rifle seasons. Deer tags can be acquired through the draw as well only taking 2 points to draw on average. Bear tags and Turkey Tags are offered over the counter in their respective seasons. Located in the center of the property is a 1/3-acre natural runoff pond allowing for a great attractant for wildlife. The local subdivision has a standing agreement between all the owners for a mutual hunting agreement between them.

With gorgeous views of the Picket Wire Valley and the Culebra Mountain Range this is a property you don't want to miss! Build your dream home or have a nice hunting camp in the mountains of Colorado! If you or someone you know is looking for a sizeable tract in a private subdivision don't wait on this one as it won't last long!

Contact Land Specialist, Kyle Lopez at 719-362-0062 or kyle@highpointland-company.com for details and showings.

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**HIGH
POINT**
LAND COMPANY

HighPointLandCompany.com

7557 WCR 17
Wellington, CO



“We sell farms, it’s what we know, what we do, and where we belong. We specialize in land and farm transactions that most likely will be our client’s largest financial transactions of their lives. It’s our job to get it done right.”

CONTACT LAND AGENT:

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