

# LAND OF MANY WONDERS



M&TB09 - LAND OF MANY WONDERS- If you need SPACE & VIEWS, then this spectacular 35 to 72 acres may be just what the doctor ordered. Rock climbing, open meadows, hilltop sites, access to thousands of acres of BLM LANDS, and VIEWS EVERYONE WANTS! A terrific 1,836 sq. foot UBC home is on one of the lots already for you to enjoy. If you need another home, build on the 2nd lot, it's got a super nice building site also. Ride your horses, hike, or just sit and relax on the huge boulders on the nearby hills on the property. Listed at \$317,000 for the house and 35 ac. Adjoining 35 ac. lot is available also for \$125,000. Offered by Brenda Bosse, Broker, Cell 719-371-3270

Martin & Tope Real Estate Company 1-800-864-3853 1-719-783-9200  
507 Main Street Westcliffe CO 81252 info@martinandtope.com www.martinandtope.com



## DIRECTIONS

Hwy 69 N. of Westcliffe 15.5 miles to CR 32 (at mailboxes). East on 32 for .25 miles to yellow cattle guard. Go across cattle guard .84 miles to locked gate. This is start of property.

## LEGAL

Lot 1, Texas Creek Ranch  
Lot 2 also available

