

# *Camp Willow Creek*

**61+/- Acres Boarding National Forest  
Bunk House, Private Fishing Pond and Live Water**



**H**ave you ever dreamed of having your own little place where you are right next to the National Forest? A place where fish jump in your pond and you can relax next to a creek with a book. If this sounds interesting come see Camp Willow Creek. Forest Service Road 274 in the Wet Mountains passes through the 61.04+/- acre property and the National Forest borders on two sides. Well and septic are in place. A two car garage/ cabin was built as a get-away retreat. A bath and cooking facilities are on the first floor. Sleeping and relaxing are above. The cabin has top of the line infrastructure, including forced air heat. The surrounding forest is lush and a joy to behold. Deer, bear and a variety of other forest creatures are frequent visitors. Come and enjoy this beautiful world where we live. Access is easy from Front Range cities. Offered at \$489,000.

*Elizabeth, Carolyn, Lucy*

719-783-2803

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## Residential Facts

### Address

660 CR 274 RD Westcliffe, CO 81252

### Legal Description

Pt of N2 Sec 20-21-70 book 396 pg 55

**Parcel Size** 61.04 acres

**Taxes/Year** \$363.72/2011

**Square Footage** 1344, 672 heated up stairs and 672 sq ft lower level

**Year Built** 2006

**Style** Bunk House

**Roof** Composition shingle

**Inclusions** Water Heater, Refrigerator

**Construction Type** Frame

**Bedrooms** Open Plan

**Bathrooms** 1

**Heat** Propane Forced Air

**Propane** Yes

**Road Access** County Road

**Well Permit #** 252579

**Septic System** Yes

**Telephone** Yes

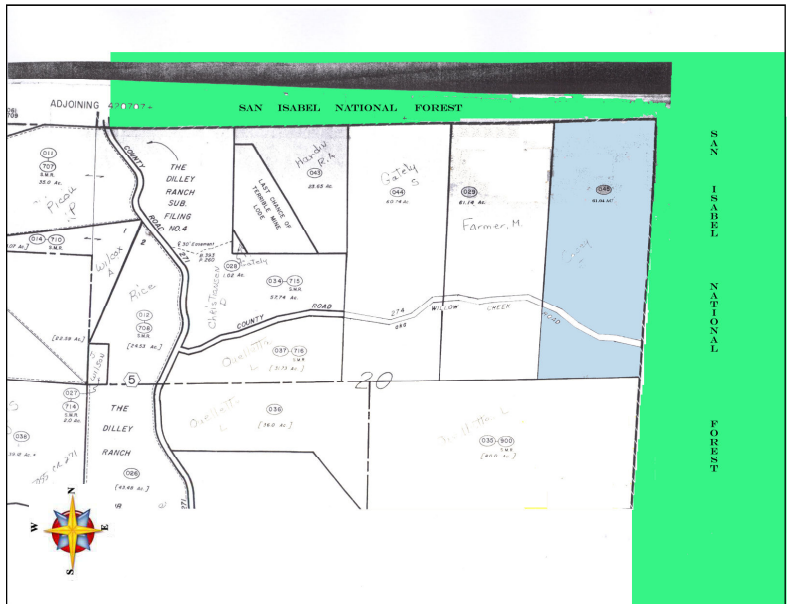
**Terms** Cash

**Price** \$489,000.

## Special Features

- San Isabel National Forest on two sides
- Year round live water from Willow Creek
- Private fishing pond
- Easy access to Front Range cities

**Directions** From Westcliffe: Hwy 96N to CR 271 (Bear Basin). Turn left on CR 271 go about 6 mi to CR 274. Right on 274 to property, just before National Forest gate. Sign on gate and fence.



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