

\$175,000 - Tr-56 Macdonnell, Cotopaxi

MLS® #2453867 REALTOR Listing Office: Real Broker, LLC DBA Real

\$175,000

0 Bedroom, 0.00 Bathroom,
Land on 40 Acres

Iron Mountain Wilderness, Cotopaxi, CO

Bordering BLM 40 Acres of Rugged Colorado Wilderness. No HOA No Covenants Off-Grid Freedom. If you've been searching for that one-of-a-kind Colorado property, this is it. Set deep within the Iron Mountain Wilderness, this 40-acre parcel borders BLM land and offers everything you'd want in a private mountain retreat: towering ponderosa pines, impressive rock outcroppings, and a mix of usable terrain and rugged beauty that invites exploration. With multiple building sites to choose from—some east-facing for morning light, others west-facing for evening glow—you'll have the freedom to craft your vision, whether that's a weekend escape, full-time home, or wilderness basecamp. No HOA, no covenants, and only Fremont County zoning regulations apply, giving you true flexibility to build, camp, or simply invest in raw land without restrictions. This property offers direct access to BLM for hiking, hunting, or exploring right out your back door. Located within the greater Arkansas River Valley of Southern Colorado, the region is a year-round destination for outdoor recreation including gold medal fishing, whitewater rafting, ATV trails, and miles of hiking. Nearby mountain towns like Salida, Westcliffe, and Canon City offer a rich blend of charm, art, and amenities. With hot springs, rock climbing, and dark sky stargazing all within reach, the area is perfect for those seeking both adventure and solitude. This is



the Colorado youâ€™ve been looking forâ€”wild, private, and full of possibility. Bring your boots and your vision. Properties like this are rare and donâ€™t stay on the market for long.

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Essential Information

MLS® #	2453867
Price	\$175,000
Bathrooms	0.00
Acres	40.00
Type	Land
Sub-Type	Unimproved Land
Status	Pending

Community Information

Address	Tr-56 Macdonnell
Subdivision	Iron Mountain Wilderness
City	Cotopaxi
County	Fremont
State	CO
Zip Code	81223

Amenities

Utilities	Off Grid
View	Mountain(s)

Exterior

Lot Description	Borders Public Land, Level, Many Trees, Meadow, Mountainous, Rock Outcropping, Rolling Slope
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School Information

District	Cotopaxi RE-3
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Additional Information

Date Listed	April 24th, 2025
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Zoning

R-2

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