

# \$50,000 - 13841 S State Highway 67, Woodland Park

MLS® #7522092 Listing Office: eXp Realty, LLC

**\$50,000**

0 Bedroom, 0.00 Bathroom,  
Land on 2 Acres

Thunder Butte, Woodland Park, CO

SELLER HAD OVER 50% OF THE TREES  
CLEANED OFF THE PROPERTY.

Escape to your very own off-grid oasis on this expansive 2.14-acre parcel of land. Embrace the serenity of mountain living, surrounded by endless blue skies and crisp, invigorating mountain air (it also has raspberry plants growing throughout the area). With electricity readily available on the property, you can seamlessly blend modern comforts with the allure of off-grid living.

Convenience is at your fingertips, as essential amenities are just a short 15-minute drive away in Woodland Park. For outdoor enthusiasts, the cherished Catamount Falls trail awaits, offering exhilarating hiking adventures mere moments from your doorstep. Rule Ridge trailhead is nearby as well and is family friendly! The Rampart Range Riding Area for Atv's, dirt bikes, side by sides and jeeps just ten minutes away. The Pike-San Isabel national Forrest connects to the Thunder Butte subdivision which is secluded, ideal for hunting and observing lots of wildlife. If you seek entertainment or breathtaking vistas, the charming town of Cripple Creek is a scenic 35-minute drive, offering both a lively casino scene and stunning panoramic views.

With residential zoning, the possibilities are endless. Don't miss this exceptional



opportunity to craft your dream vacation or permanent residence amidst nature's splendor. Please note that water and sewer services are not currently available, allowing you the freedom to design your own personalized off-grid retreat.

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Listing Courtesy of eXp Realty, LLC

Essential Information

MLS® #	7522092
Price	\$50,000
Bathrooms	0.00
Acres	2.14
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	13841 S State Highway 67
Subdivision	Thunder Butte
City	Woodland Park
County	Douglas
State	CO
Zip Code	80863

Amenities

Utilities	Electricity Available
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School Information

District	Douglas RE-1
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Additional Information

Date Listed	December 3rd, 2024
Zoning	RR

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