



**50 ACRES OF PURE HEAVEN, BAILEY, CO**

**HUNT, FISH, ATV, HIKE, BIKE  
HORSEBACK, LIVE, RELAX!**

**1667 County Rd. 835, Bailey, CO 80421**



**Legal Description:**  
NW ¼ of the NW ¼ , Section 1  
T. 8 S., R. 72 W. 6<sup>th</sup> P.M.

- 50 Acres of Trees, Meadows And Rolling Hills
- 7.7 Miles South Of Bailey, Colorado
- Surrounded By Thousands Of Acres Of National Forest
- 1 Mile From Fishing On The North Fork Of S. Platte River
- Horseback, Hike or Mountain Bike To Wellington Reservoir
- Endless Trails All The Way To Decker's
- Full Of Wildlife: Elk, Deer, Wild Turkey's, Bear, & More
- Natural Spring Water To Animals
- Includes Foundation, Domestic Well, Septic System, Several Outbuildings, 2 Generators (2 Propane & 1 Gasoline), 2 Commercial Grade Mill Saws And More

**[www.RealEstateInvestmentsForYou.com](http://www.RealEstateInvestmentsForYou.com)**

**\$395,000**

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The information in this brochure is deemed reliable. Buyer is responsible for verifying all information.