

Double G Ranch (VL 40 Acres)

PUEBLO COUNTY, CO | 40.10 ACRES | \$397,000



Property Summary

Year-round vacant land of 40 acres in a gated Beulah community. Enjoy privacy, mountain views, and abundant wildlife—elk, deer, bear, and turkey. The property offers a beautiful balance of forested seclusion and sun-kissed clearings with sweeping views of the surrounding peaks.

Land

Welcome to your own slice of Southern Colorado wilderness — 40 ± private acres tucked among the tall pines and open meadows of Signal Mountain. The property offers a beautiful balance of forested seclusion and sun-kissed clearings with sweeping views of the surrounding peaks. — Elk, deer, black bear, and wild turkey are regular visitors. The land is varied, alive, and full of character — a true mountain retreat with nature right at your doorstep.



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Recreation

Outdoor adventure begins the moment you step off the porch. Watch wildlife roam the canyons, explore your private trails, or head just 2 miles up the road to the San Isabel National Forest for thousands of acres of public land to hike, hunt, or ride. Whether you're seeking peace and solitude or high-country recreation, this property delivers both.

Agriculture

With open meadows, natural water features, and healthy soil, this land can easily support small-scale agricultural pursuits. There's space for livestock, gardens, or a few horses — all within the quiet of a gated mountain community.

Water/Mineral Rights & Natural Resources

This subdivision is on a shared well. Below is the information about how that works:

Annual fee \$250/lot. \$90/month for 10,000 gallons. If you use more than 10,000/month there is an additional charge. The water company tests water quality and cares for infrastructure up to the point where owners hook up to water.



Twila Geroux

📍 Broker Associate, Licensed in CO
✉ Twila@HaydenOutdoors.com
📞 719.371.4344

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