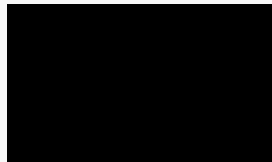


Prime building lot or potential development site near
DIA
TBD Schumaker Rd.
Bennett, CO 80102

\$269,950
38.65± Acres
Adams County



**Prime building lot or potential development site near DIA
Bennett, CO / Adams County**

SUMMARY

Address

TBD Schumaker Rd.

City, State Zip

Bennett, CO 80102

County

Adams County

Type

Farms, Undeveloped Land, Lot

Latitude / Longitude

39.8768 / -104.489

Acreage

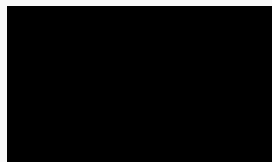
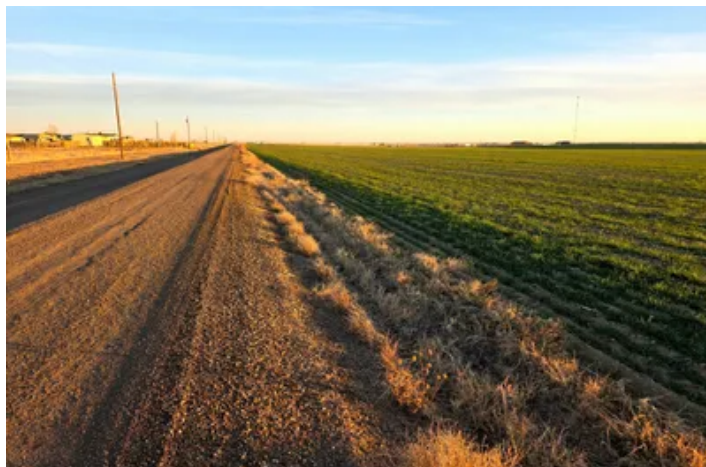
38.65

Price

\$269,950

Property Website

<https://greatplainslandcompany.com/detail/prime-building-lot-or-potential-development-site-near-dia/adams/colorado/93510/>



Prime building lot or potential development site near DIA Bennett, CO / Adams County

PROPERTY DESCRIPTION

Adams County, CO 38.65 Parcel #1 Schumaker Road

Here is a level building site in close proximity to the Denver Metro Area & DIA with good county road frontage/mountain views. Come enjoy the rural lifestyle and build on this nice tract with great access to Interstate I-70 and the town of Bennett, CO. This parcel would make a nice building site for someone looking to have some space away from the city. There are no HOAs or Covenants with this parcel. The parcel is being farmed with the adjoining land with a local tenant for annual income. Currently the acreage is planted to winter wheat with a crop harvest expected next summer as is being sold subject to tenant rights. A recent survey has been completed and is available upon request. Additional parcels are available for increased acreage if desired. Contact the listing land agent for more information or to schedule a private showing.

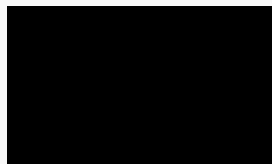
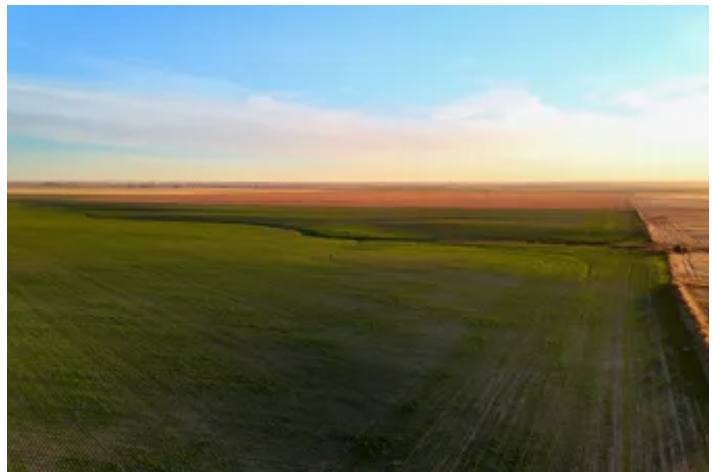
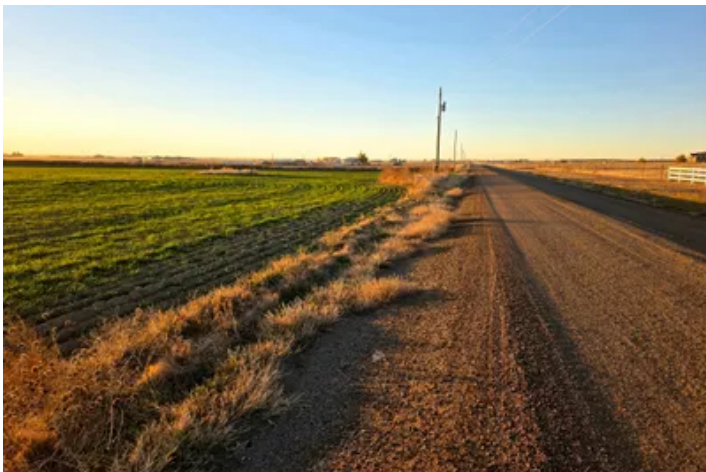
Property Features:

- Located 9 miles north of Bennett, 10 miles east of DIA, and 28 miles northeast of Denver
- Close proximity to the Denver Metro Area & DIA
- Maintained county road frontage
- Mountain views
- Income Producing Cropland
- Level Building Sites

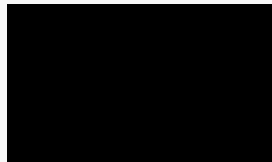
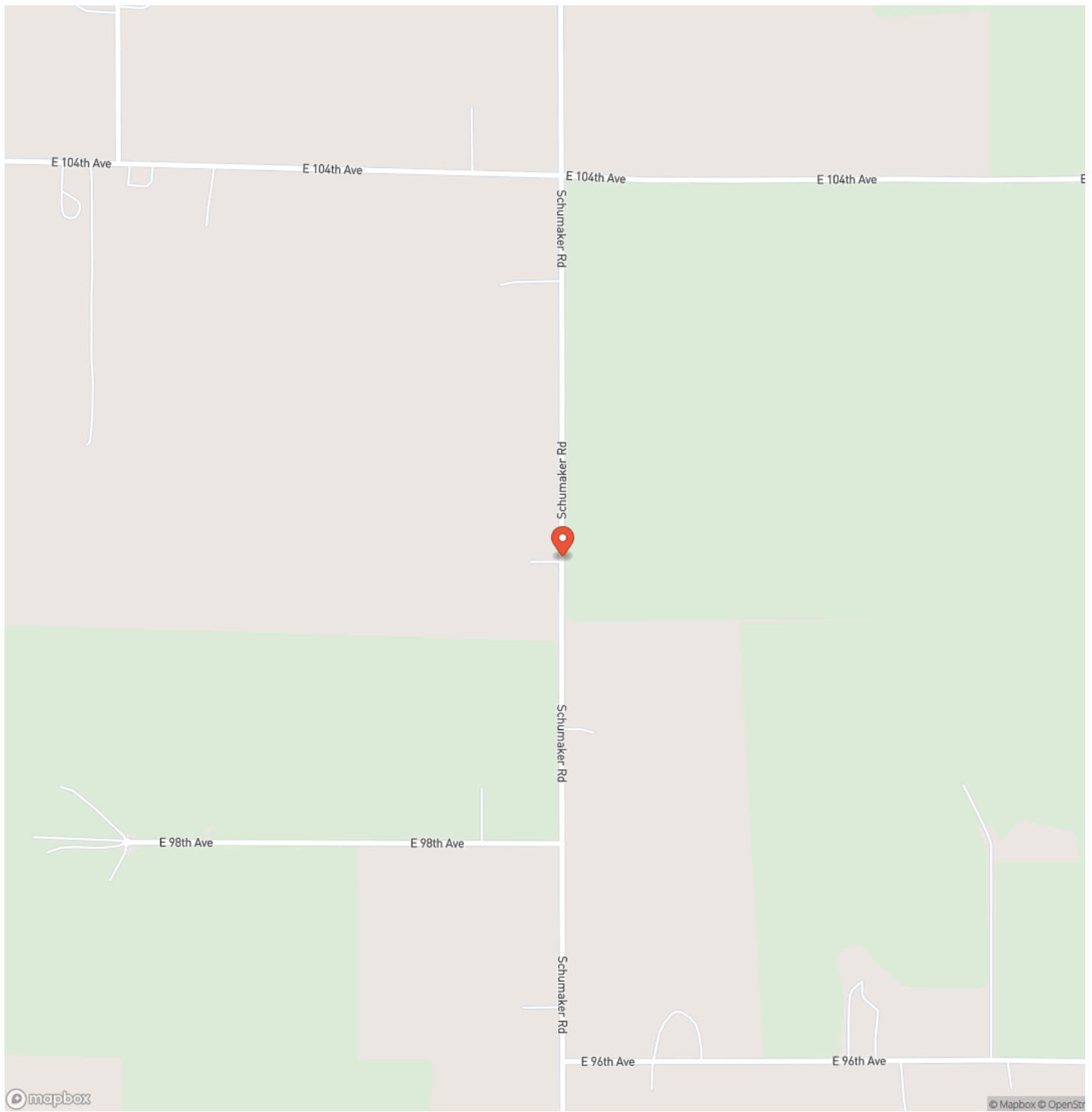
Driving Instructions:

From Watkins, CO take Highway 36 (east) for approximately 1 mile until you reach Imboden Rd. then turn left (north) and travel for approximately 7.5 miles until you reach E. 88th Ave then turn right (east) and travel for approximately 5 miles until you reach Schumaker Rd. then turn left (north) and travel 1.5 miles until you reach the southwest corner of the parcel.

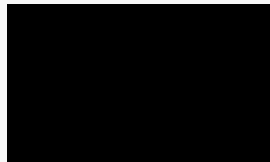
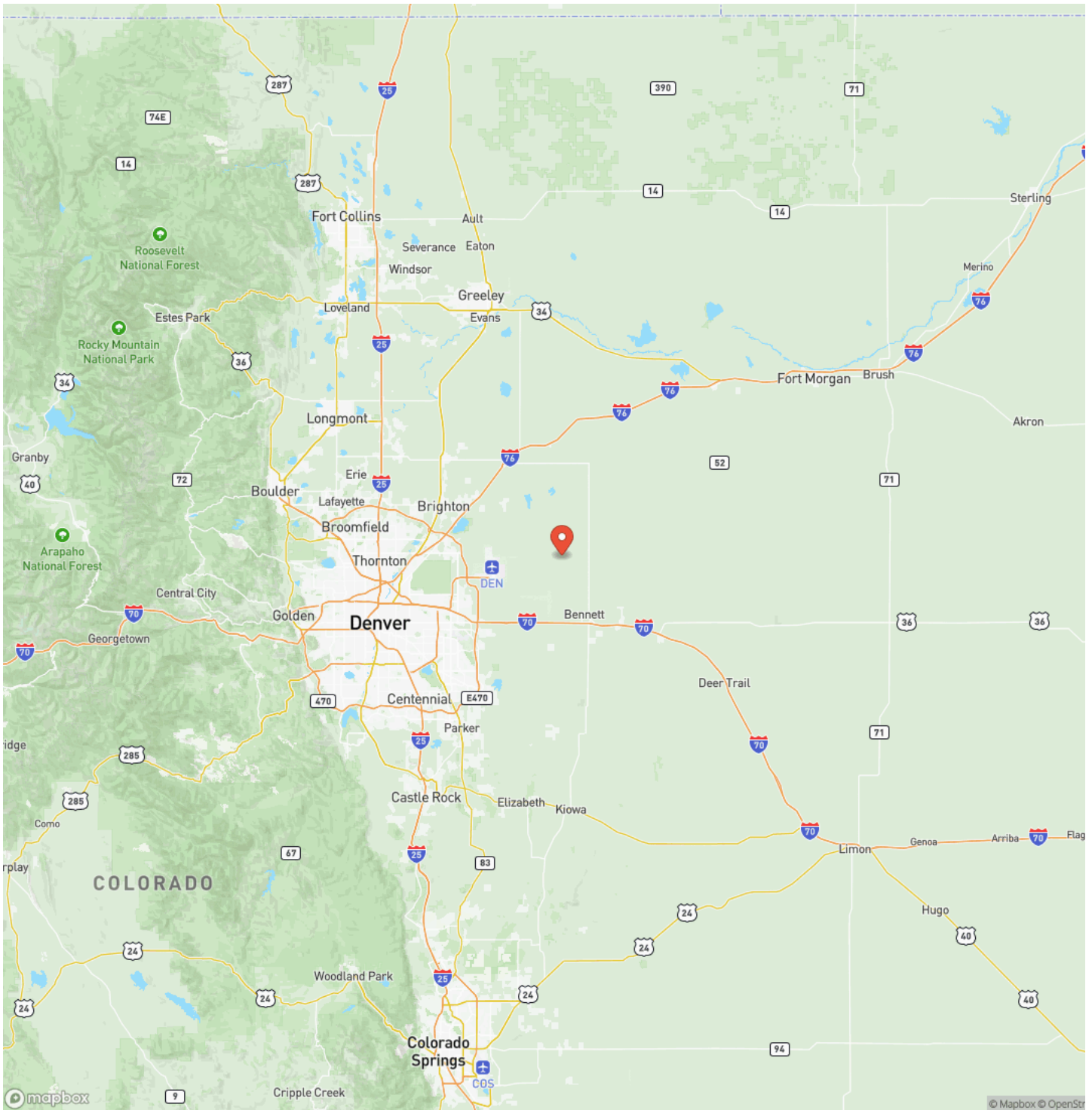
**Prime building lot or potential development site near DIA
Bennett, CO / Adams County**



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>
