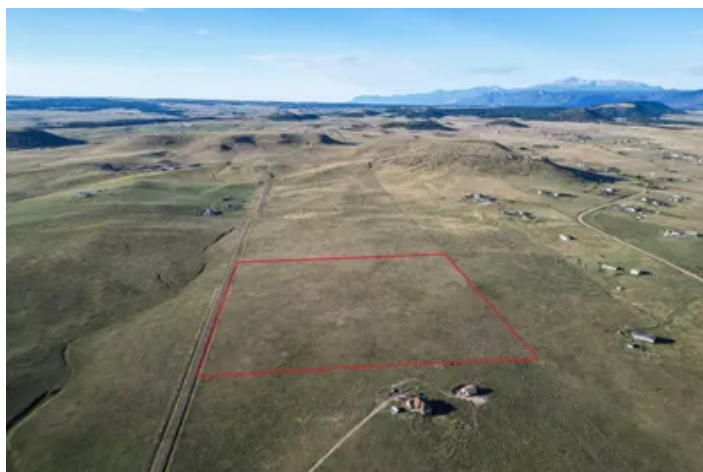


Lot 2 - Twin Bluffs Road
Lot 2 Twin Bluffs Rd
Larkspur, CO 80118

\$425,000
36± Acres
Douglas County



Lot 2 - Twin Bluffs Road
Larkspur, CO / Douglas County

SUMMARY

Address

Lot 2 Twin Bluffs Rd

City, State Zip

Larkspur, CO 80118

County

Douglas County

Type

Farms, Horse Property, Lot, Business Opportunity, Hunting Land,
Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

39.199256 / -104.783595

Acreage

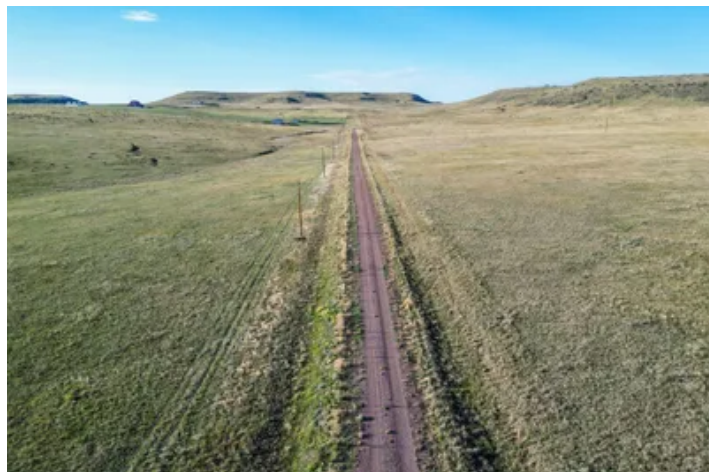
36

Price

\$425,000

Property Website

<https://greatplainslandcompany.com/detail/lot-2-twin-bluffs-road-douglas-colorado/116695/>



Lot 2 - Twin Bluffs Road Larkspur, CO / Douglas County

PROPERTY DESCRIPTION

36 acres of Douglas County pastureland with open views of the Front Range, located in the Greenland area near Greenland Road and Twin Bluffs Road. The private road entrance sits 3.5 miles from I-25, which puts Colorado Springs roughly 30 minutes south and Denver roughly 45 minutes north. It's a rare combination in this corridor — close enough to reach either city for work or an evening out, far enough off the highway that what you see from the property is grassland, ridgeline, and sky.

The parcel is gently rolling grassland with long sightlines west toward the mountains. The photos and video do the talking here: the view runs uninterrupted across open country to the Front Range. There's real flexibility in siting a home to take advantage of it. Elk, deer, antelope, and birds of prey move through the area regularly.

Groundwork is further along here than on most raw land. Electric power lines run along the southern boundary. A transferable domestic use and livestock well permit (#**334347**) conveys with the sale — the well has not been drilled, but the permit is in hand. Area wells have performed well: the Twin Bluffs Lot 5 well was drilled to 298 feet and tested at 17 gallons per minute with no decline in water level over a four-hour test. An ALTA survey is available.

The property is zoned A-1. Horses are allowed and bridle easements run through the subdivision. HOA dues are \$200 per year and cover year-round road maintenance.

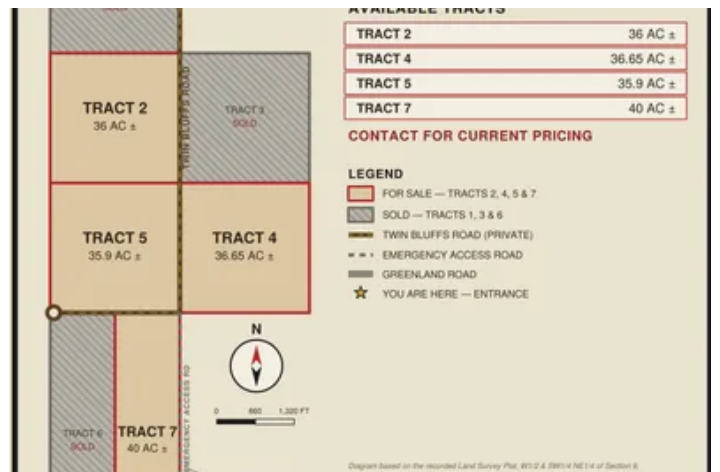
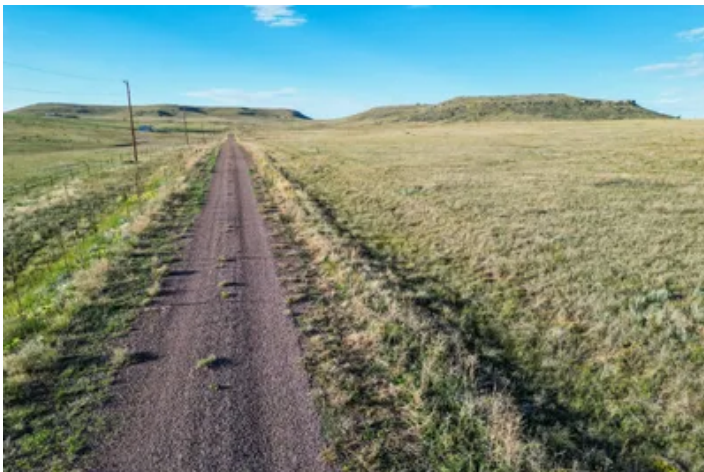
Greenland Open Space and Spruce Mountain Open Space are both nearby, adding thousands of acres of trails and public land within a short drive.

The Twin Bluffs Road community consists of seven tracts. This is Lot 2. Lots 1, 3, and 6 have sold. Lots 2, 4, 5, and 7 remain available. Contact broker for details.

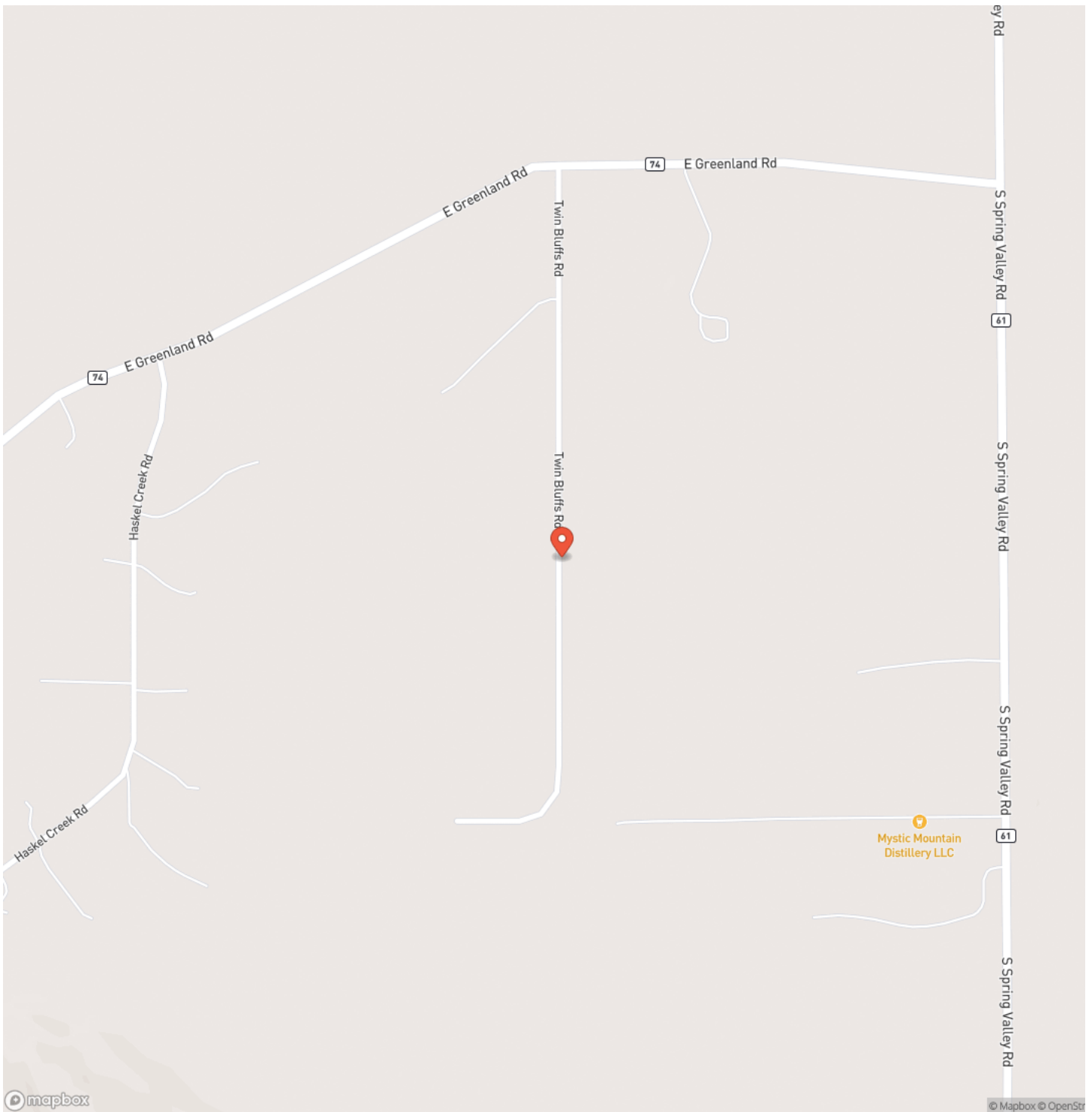
The boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and are intended for general reference purposes only. The information provided is believed to be reliable but is not guaranteed. Great Plains Land Company assumes no liability for errors or omissions. Buyers are encouraged to conduct their own due diligence.



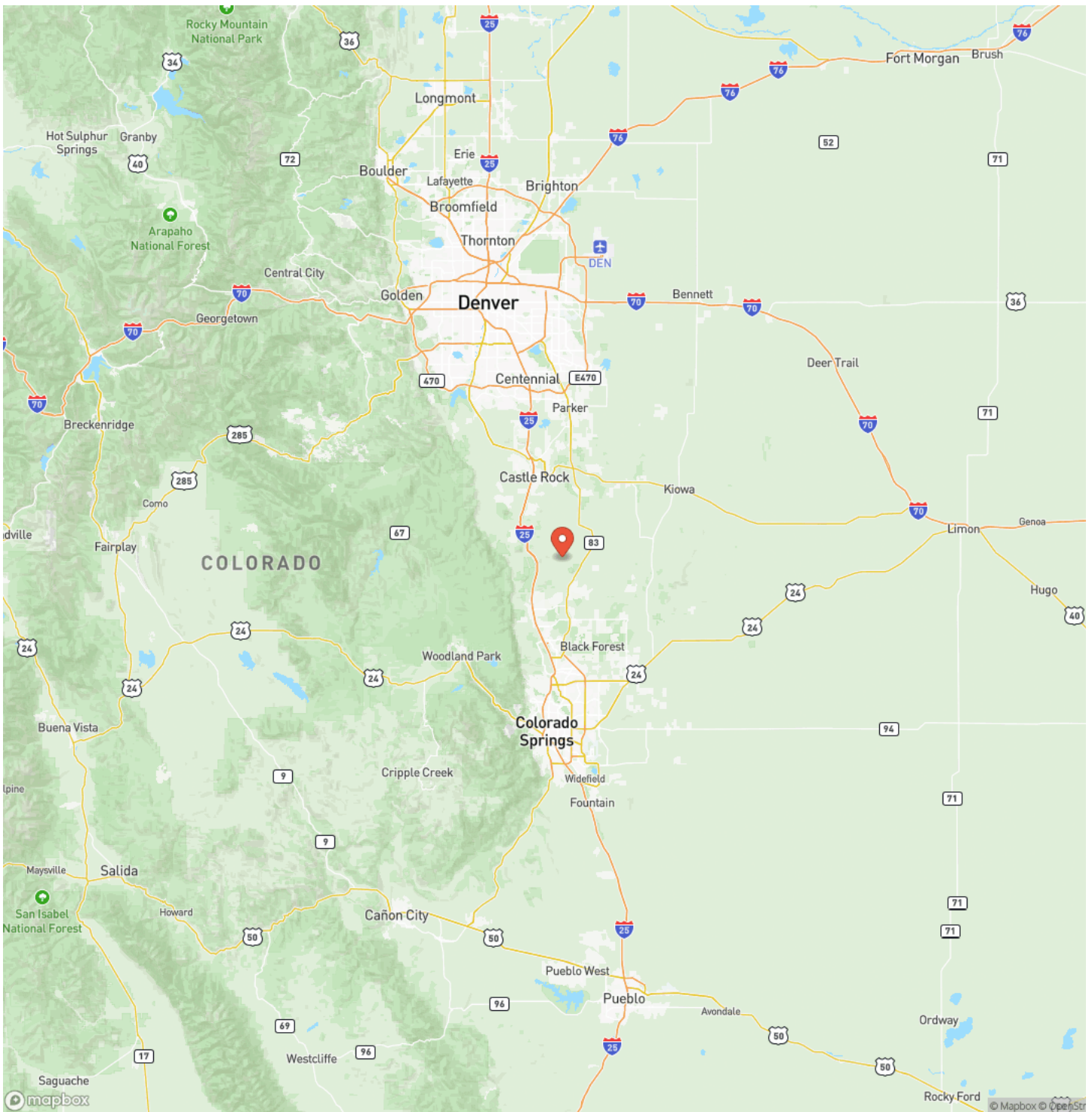
Lot 2 - Twin Bluffs Road
Larkspur, CO / Douglas County



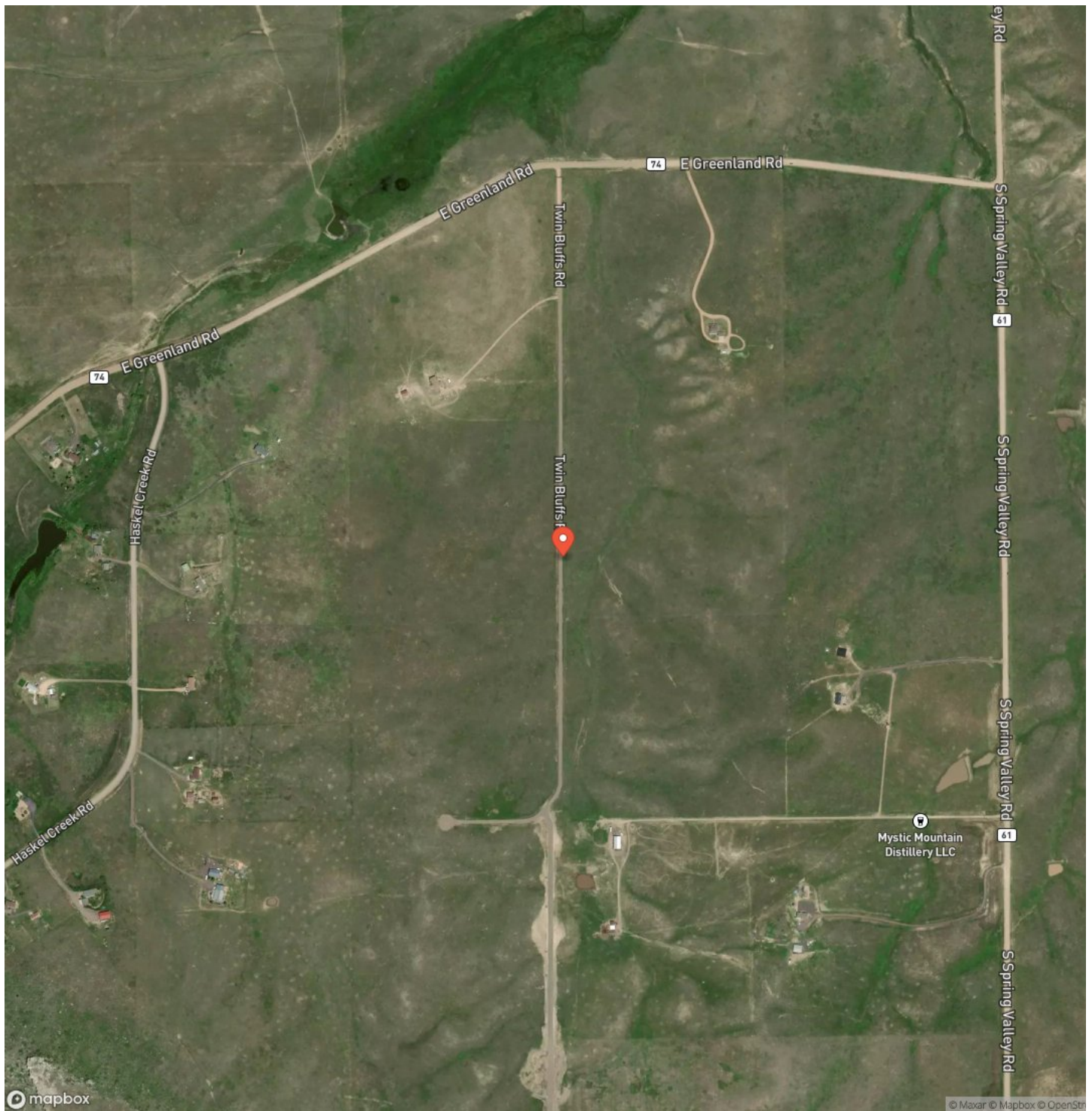
Locator Map



Locator Map



Satellite Map



Lot 2 - Twin Bluffs Road
Larkspur, CO / Douglas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

Mobile

(303) 963-6738

Email

ethan@greatplains.land

Address

3460 E. Nielsen Ln

City / State / Zip

Denver, CO 80210

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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