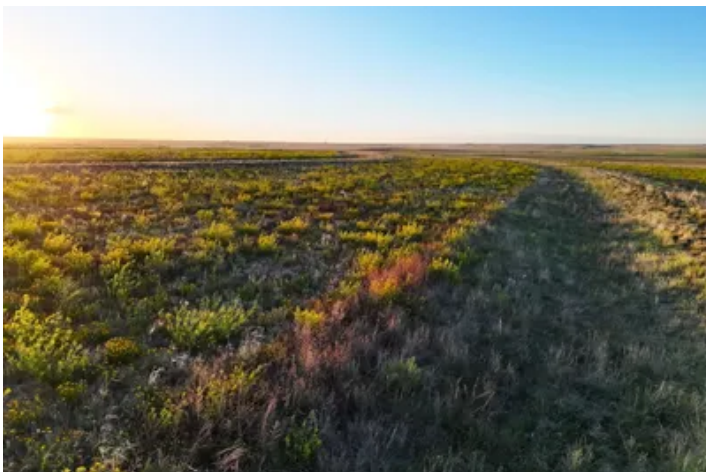


**Potential Building Site with Mountain Views and
Electricity to the Parcel**
County Road 12
Rush, CO 80833

\$69,000
35.81± Acres
Elbert County



Potential Building Site with Mountain Views and Electricity to the Parcel Rush, CO / Elbert County

SUMMARY

Address

County Road `12 null

City, State Zip

Rush, CO 80833

County

Elbert County

Type

Recreational Land, Lot, Undeveloped Land

Latitude / Longitude

38.905 / -104.0447

Acreage

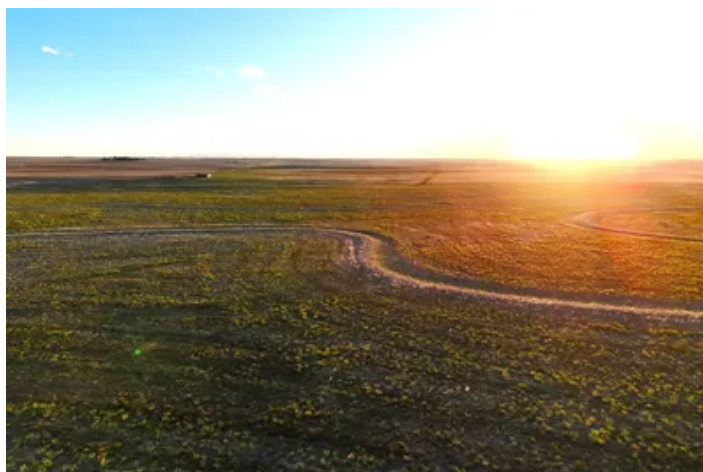
35.81

Price

\$69,000

Property Website

<https://greatplainslandcompany.com/detail/potential-building-site-with-mountain-views-and-electricity-to-the-parcel/elbert/colorado/110440/>



Potential Building Site with Mountain Views and Electricity to the Parcel Rush, CO / Elbert County

PROPERTY DESCRIPTION

Elbert County, Colorado | 35.81 Acres with Electricity to the Parcel

Discover the possibilities on this exceptional 35.11-acre property in Elbert County, Colorado. Featuring attractive building sites, scenic mountain views, and valuable infrastructure already in place, this parcel is well-suited for a custom home, recreational property, or weekend getaway.

A recently underground electricity has been installed along the property's western boundary, helping reduce future development costs. With no HOA or restrictive covenants, owners enjoy the flexibility to develop and use the property in accordance with Elbert County regulations.

Year-round access is provided by county-maintained road frontage then on a private road to the corner of the property, conveniently located just a short distance from paved Highway 96. Outdoor enthusiasts will appreciate the area's abundant recreational opportunities, including off-road vehicle riding, wildlife viewing, and hunting for deer, antelope, and small game.

A recent survey has been completed and is available upon request.

Property Highlights

- 35.81 acres in Elbert County, Colorado
- Located northeast of Rush, Colorado
- Multiple desirable building sites
- Underground electricity available along the parcel boundary
- Scenic mountain views
- Survey completed and available upon request
- No HOA or restrictive covenants

Driving Directions

From Rush, Colorado, travel east on Highway 96 for approximately 2 miles to Kendrick Road. Turn north (left) and continue for 3 miles to County Road 12. Turn east (right) and proceed approximately 1/2 mile to a private road then turn left going north for .25 miles until you reach the southwest corner of the property.

Showings by appointment only.

For additional information or to schedule a private showing, contact the listing agent.

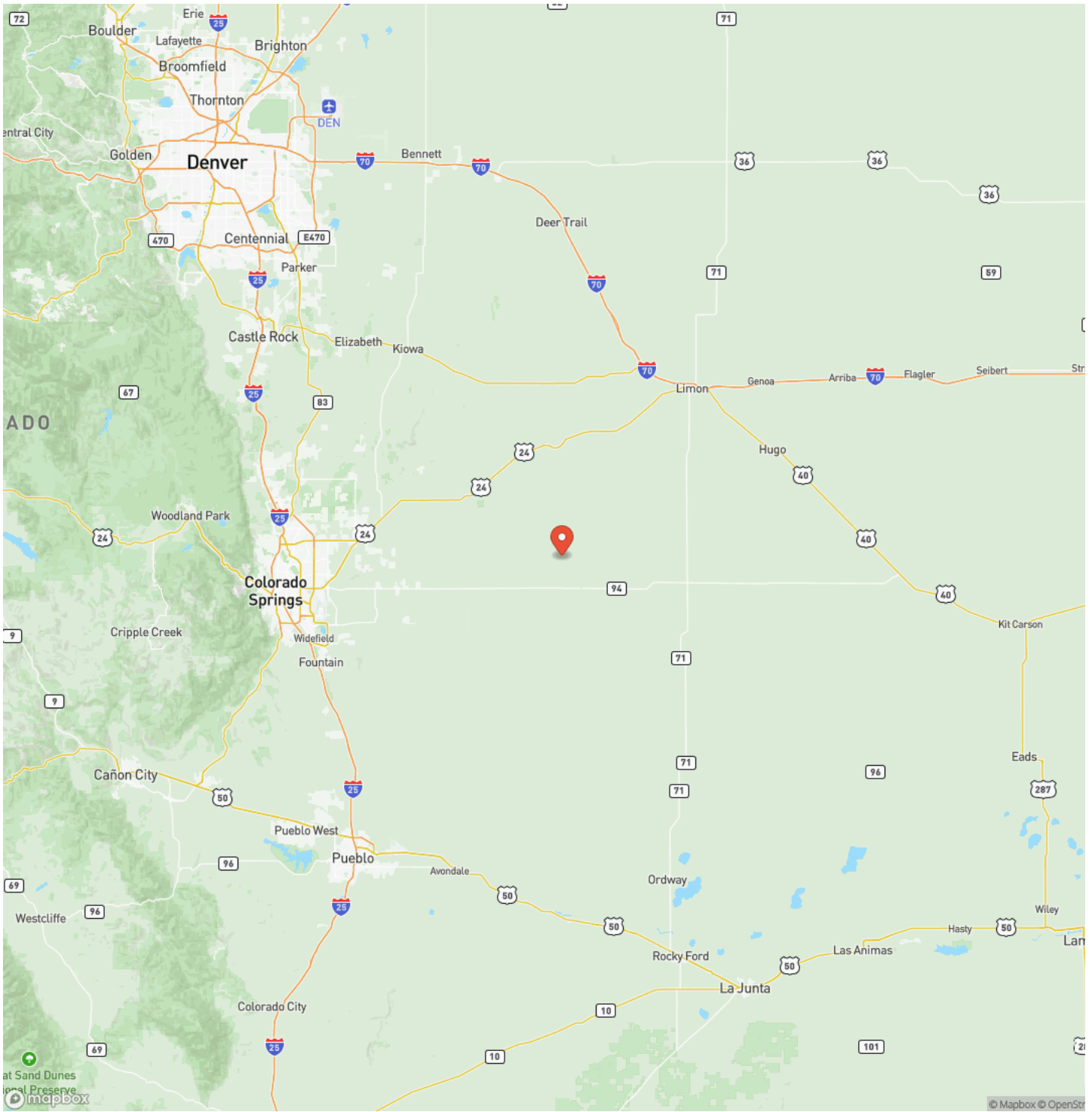
Broker Cooperation Notice: To be eligible for buyer broker compensation, if applicable, a buyer's broker must be identified upon first contact with Great Plains Land Company and must be present at the initial property showing. Compensation, if any, is subject to the sole discretion of Great Plains Land Company if these requirements are not met.



Potential Building Site with Mountain Views and Electricity to the Parcel
Rush, CO / Elbert County



Locator Map



Satellite Map



DISCLAIMERS

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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.



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