

Tract 7 - Twin Bluffs Road
Tract 7 Twin Bluffs Rd
Larkspur, CO 80118

\$585,000
40± Acres
Douglas County



Tract 7 - Twin Bluffs Road
Larkspur, CO / Douglas County

SUMMARY

Address

Tract 7 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

39.194645 / -104.784143

Acreage

40

Price

\$585,000

Property Website

<https://greatplainslandcompany.com/detail/tract-7-twin-bluffs-road-douglas-colorado/118211/>



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PROPERTY DESCRIPTION

At 40 acres, Tract 7 is the largest parcel in the Twin Bluffs Road community — and the one with the most groundwork already behind it. An emergency access road runs along roughly three quarters of the eastern boundary: graded, in place, and a substantial head start on a driveway. Building access on land like this is slow, expensive work, and on Tract 7 much of it is already done. That's reflected in the price.

From there the land opens into rolling Douglas County pastureland with beautiful views. Forty acres gives you options on where the house goes and how much room you leave between yourself and everyone else. Elk, deer, antelope, and birds of prey move across the property regularly.

Location does the rest of the work. The private road entrance is 3.5 miles from I-25, putting Colorado Springs roughly 30 minutes south and Denver roughly 45 minutes north.

A transferable domestic use well permit (**#334350**) conveys with the sale. The well has not been drilled, but area production is strong — the Tract 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. Electric power lines run through the community, and an ALTA survey is available.

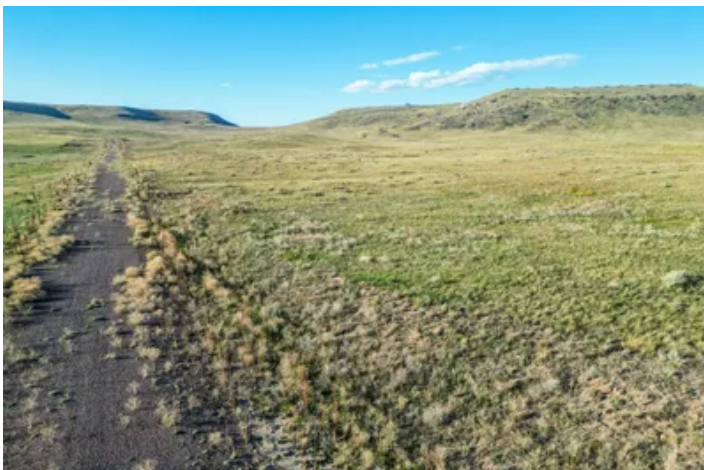
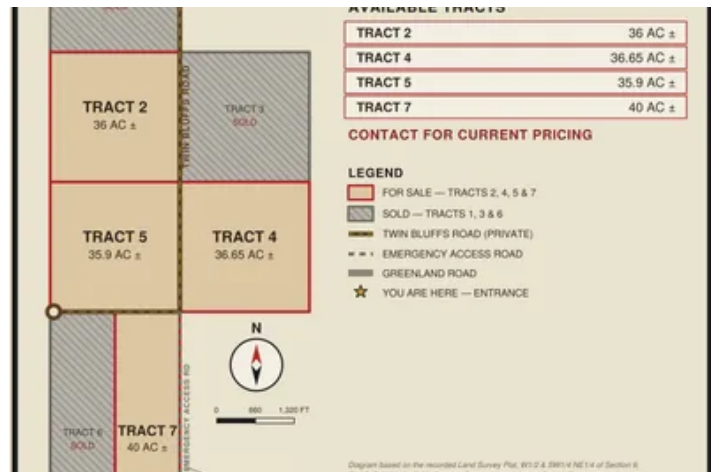
Zoning is Ag, horses are welcome, and bridle easements run through the subdivision. HOA dues of \$200 annually cover year-round maintenance of the private road. Greenland Open Space and Spruce Mountain Open Space are both a short drive away for hiking and riding beyond your own fence line.

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

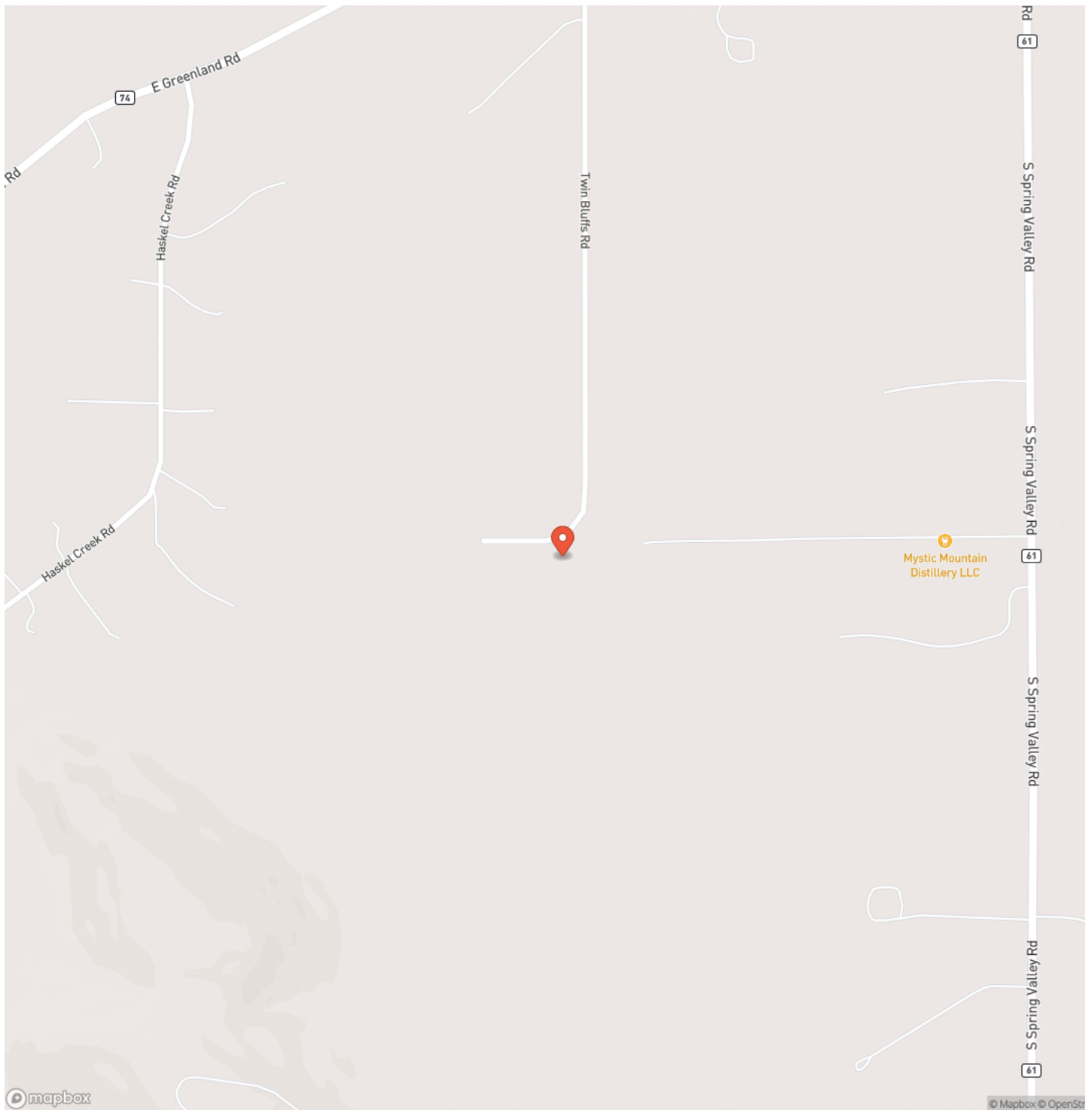
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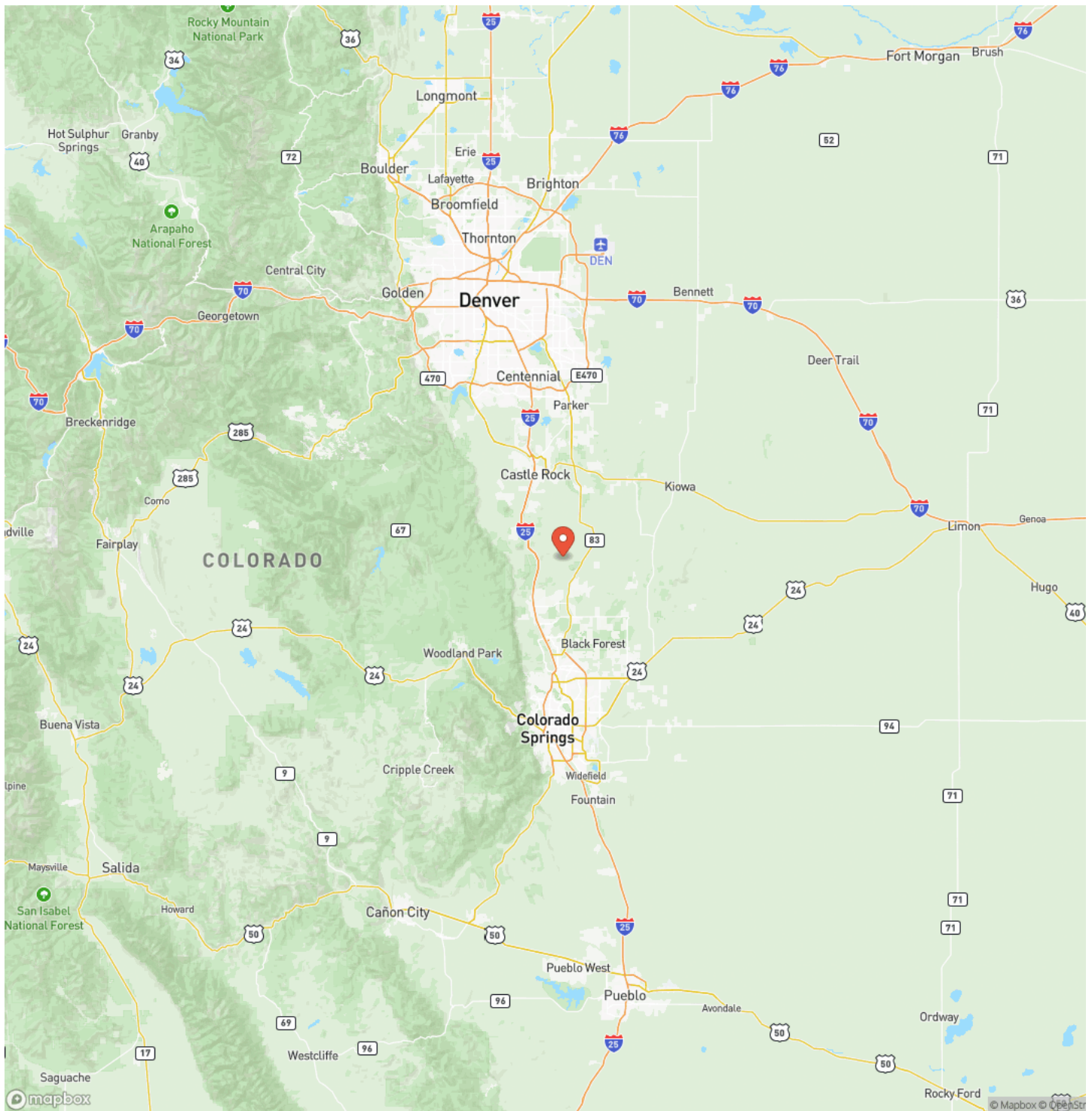
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Larkspur, CO / Douglas County



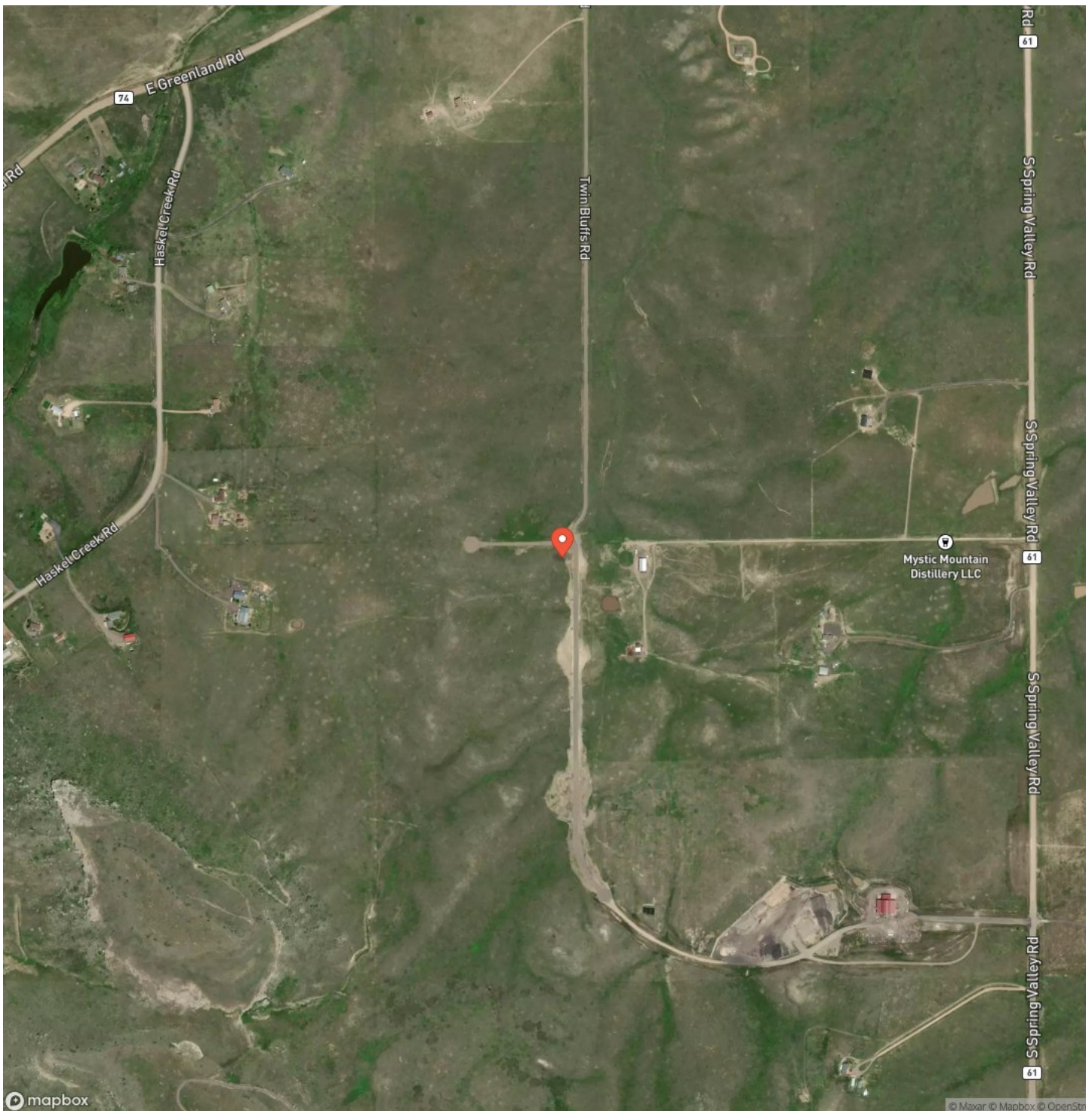
Locator Map



Locator Map



Satellite Map



Tract 7 - Twin Bluffs Road
Larkspur, CO / Douglas County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Denver, CO 80210

NOTES

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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.



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.



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