Level Potential Building Lot with Paved Road Frontage & Mountain Views
TBD Strasburg Rd.
Strasburg, CO 80136

$219,950
35.98± Acres
Adams County







SUMMARY

Address
TBD Strasburg Rd.

City, State Zip
Strasburg, CO 80136

County
Adams County

Type
Farms, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude
39.878761 / -104.319636

Acreage
35.98

Price
$219,950

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

Rural Colorado Acreage with Building Potential, Mountain Views & Income Opportunity - Near Strasburg, CO

Discover the opportunity to own a beautiful piece of Colorado countryside just north of Strasburg in the Denver Metro area. This level, potential building site (Parcel #3) offers excellent paved road frontage, expansive mountain views, and convenient access to I-70, making it an ideal location for those seeking a rural lifestyle without sacrificing access to nearby communities and amenities.

Enjoy the peaceful surroundings and wide-open spaces while taking in views of nearby Wolfe Creek, a natural wildlife travel corridor and water source frequently visited by local wildlife. With no HOA or private covenants, the property offers added flexibility, with land use subject to applicable Adams County regulations.

In addition to its potential as a future homesite, much of the acreage is currently in tillable cropland production and leased to a local tenant, offering the possibility of annual agricultural income.

A recent survey has been completed and is available upon request. Property corners are marked with green posts for easy identification. Additional adjoining parcels are also available for buyers interested in acquiring more acreage.

Whether you're looking for a potential homesite, an agricultural investment, or simply a place to enjoy the peace and privacy of rural Colorado, this property is worth a closer look.

Property Highlights:

- Located just north of Strasburg, Colorado
- Level terrain with potential building site
- Excellent paved road frontage
- Beautiful mountain views
- Scenic views of nearby Wolfe Creek
- Tillable cropland with potential annual lease income
- No HOA or private covenants
- Recent survey available upon request
- Property corners marked with green posts
- Low property taxes
- Additional adjoining acreage available

Convenient Location:

- 9 miles to Strasburg, CO
- 10 miles to Bennett, CO
- 18 miles to Watkins, CO
- 19 miles to Denver International Airport (DIA)
- 28 miles to Aurora, CO
- Convenient access to I-70

Enjoy the best of country living with convenient access to the Denver Metro area. Contact your Land Professional today for additional information or to schedule a private showing. **Showings by appointment only.**

Buyer Broker Notice: When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified upon first contact and must be present at the initial property showing to participate in a real estate commission. Failure to meet these requirements may result in any compensation being offered being at the sole discretion of Great Plains Land Company.



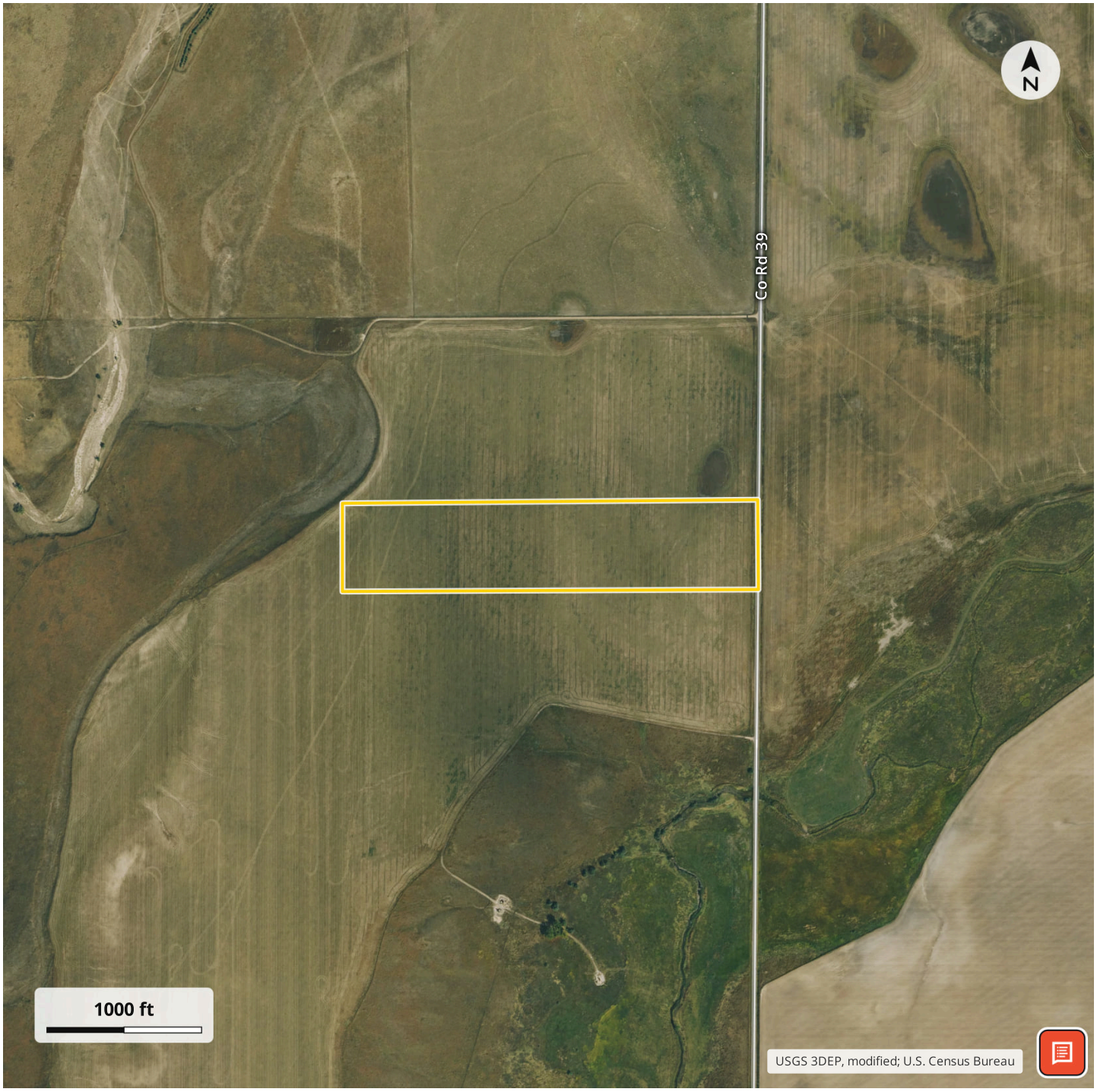





Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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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