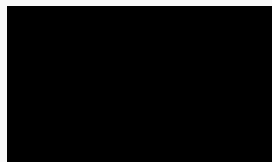


**Building Site With Amazing Views And Mature Shelter
Belt**
TBD County Road Y
Akron, CO 80720

\$215,000
40± Acres
Washington County



Building Site With Amazing Views And Mature Shelter Belt Akron, CO / Washington County

SUMMARY

Address

TBD County Road Y

City, State Zip

Akron, CO 80720

County

Washington County

Type

Farms, Hunting Land, Ranches, Recreational Land, Lot,
Undeveloped Land

Latitude / Longitude

40.2051 / -103.2841

Acreage

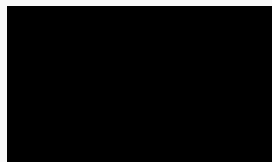
40

Price

\$215,000

Property Website

<https://greatplainslandcompany.com/detail/building-site-with-amazing-views-and-mature-shelter-belt/washington/colorado/97646/>



Building Site With Amazing Views And Mature Shelter Belt Akron, CO / Washington County

PROPERTY DESCRIPTION

Washington Co., CO 40 Acres

Come enjoy the rural lifestyle on this rural parcel with great access to Paved Highway 34. This parcel would make a nice potential building site for someone looking to have some space away from the city. It overlooks the valley below, making for amazing views with mountains that are even visible on clear days. There is a large scenic rock outcropping located near the center, adding to the uniqueness of the property. Good county road frontage and a short distance to Paved Highway 34 make for easy access to Akron or Brush. Wildlife on the property and in the area includes deer, antelope, upland birds, & small game. Contact the Land Specialist (Daniel Hunning) to find out more information or to schedule a showing. ***Showings by appointment only***

Property Details:

Located Northwest of Akron, CO

Amazing Views

Several Potential Building Sites

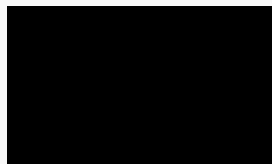
Mature Tree Row

Power Nearby

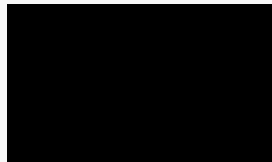
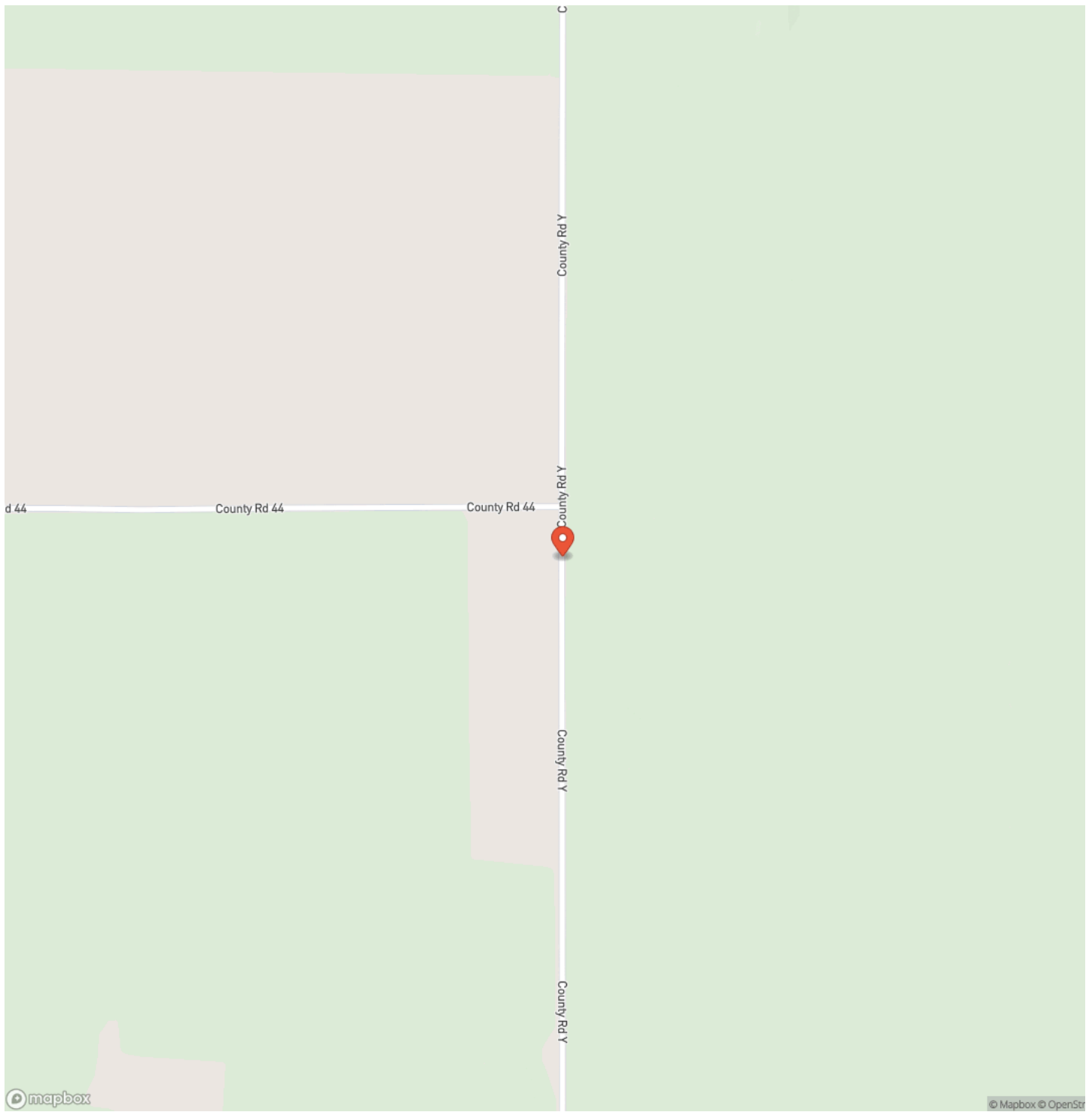
Maintained County Road Frontage

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

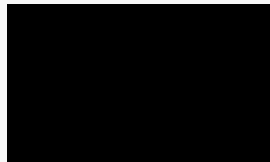
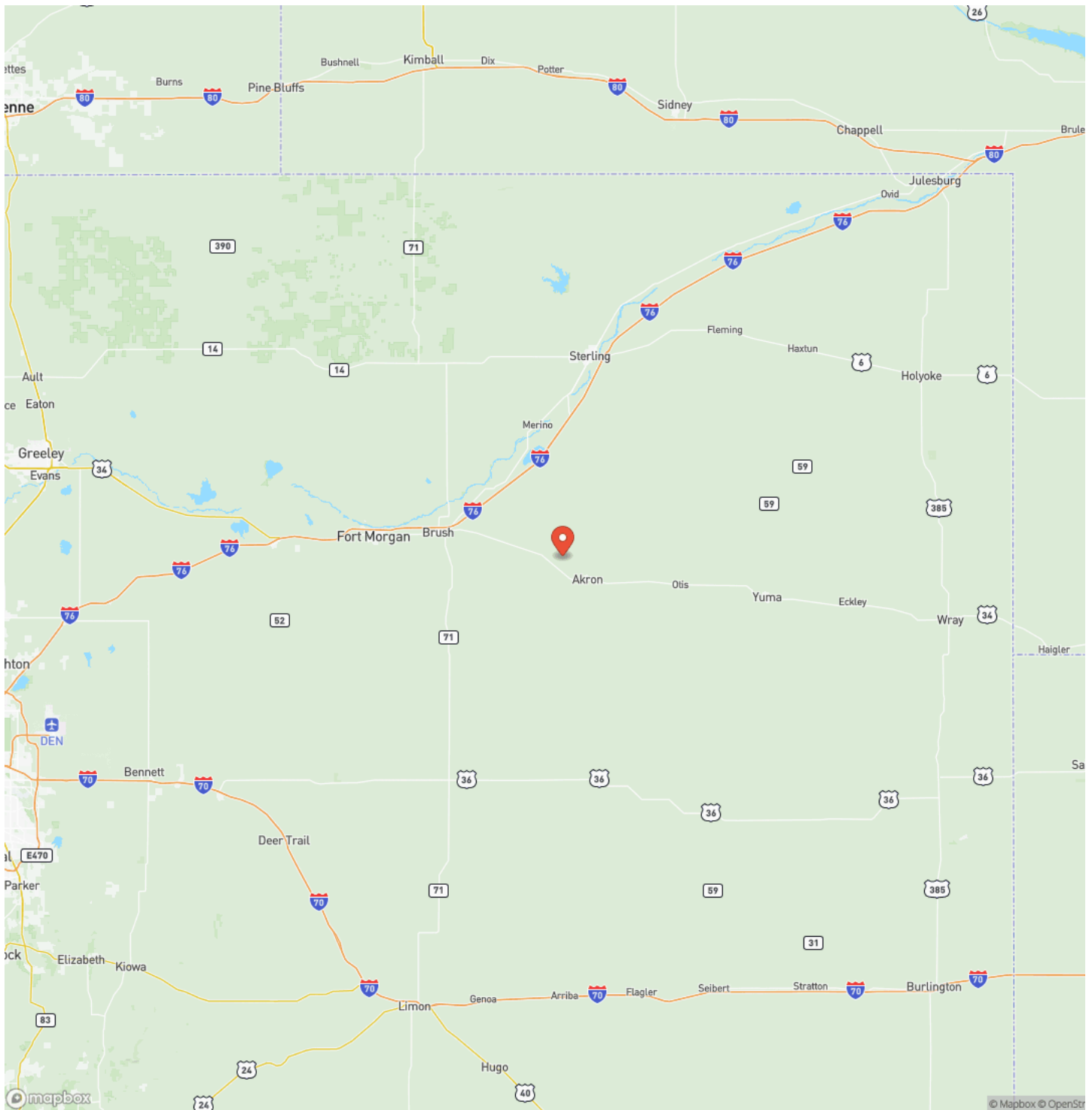
**Building Site With Amazing Views And Mature Shelter Belt
Akron, CO / Washington County**



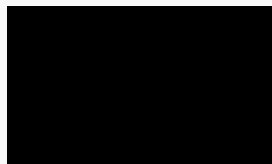
Locator Map



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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