

**Parcel 13 - 36.37 Acres | No HOA | No Covenants |
Private Road Access | Byers, CO
Parcel 13 E Hampden Pl
Byers, CO 80103**

\$200,000
36.370± Acres
Arapahoe County



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Byers, CO / Arapahoe County

SUMMARY

Address

Parcel 13 E Hampden Pl

City, State Zip

Byers, CO 80103

County

Arapahoe County

Type

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

Latitude / Longitude

39.652713 / -104.272011

Acreage

36.370

Price

\$200,000

Property Website

<https://greatplainslandcompany.com/detail/parcel-13-36-37-acres-no-hoa-no-covenants-private-road-access-byers-co-arapahoe-colorado/104806/>



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PROPERTY DESCRIPTION

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Four large, vacant parcels of land are now available just south of Strasburg/Byers, Colorado in Arapahoe County - offering the space, privacy, and freedom that is increasingly hard to find along the Front Range. This 36.37-acre parcel is a blank canvas ready for your vision, whether that means a custom dream home, a rural retreat, an agricultural operation, or simply a long-term land investment in a region experiencing steady growth.

Located off Bradbury Road (County Road 173), this parcel is accessed via E Hampden Pl a private access and utility easement road, providing a quiet, secluded setting while still maintaining convenient proximity to the amenities of the Denver metro corridor. Strasburg offers small-town Colorado living with easy access to I-70, putting you within a comfortable commute of the greater Denver area, Denver International Airport, and everything the Front Range has to offer.

Power lines are being brought in along the private access and utility easement road, moving this parcel closer to being build-ready. There is no HOA, no covenants, and no restrictions - giving you true freedom to use your land the way you see fit. Whether you envision horses, livestock, outbuildings, a shop, or simply wide-open space, this parcel accommodates it all.

All four available parcels are 36.37 acres each and sit side by side, offering the unique possibility for buyers to purchase multiple contiguous tracts for an even larger holding. All surrounding parcels shown on the survey plat have been sold, making these four the final available tracts in this offering.

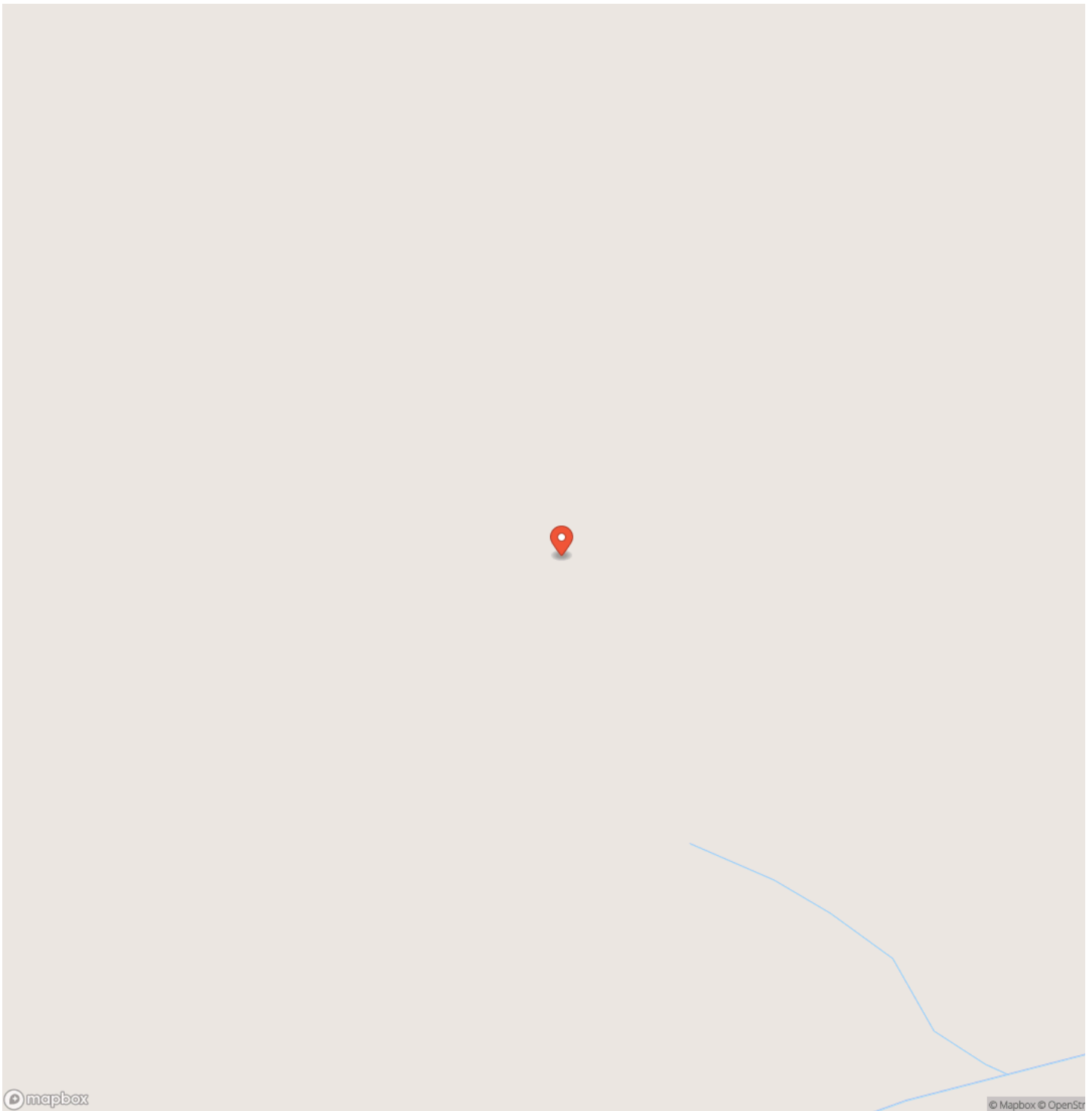
The boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and are intended for general reference purposes only. Please refer to the official survey plat for exact legal boundary locations and dimensions. The information provided is believed to be 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.

MORE INFO ONLINE:

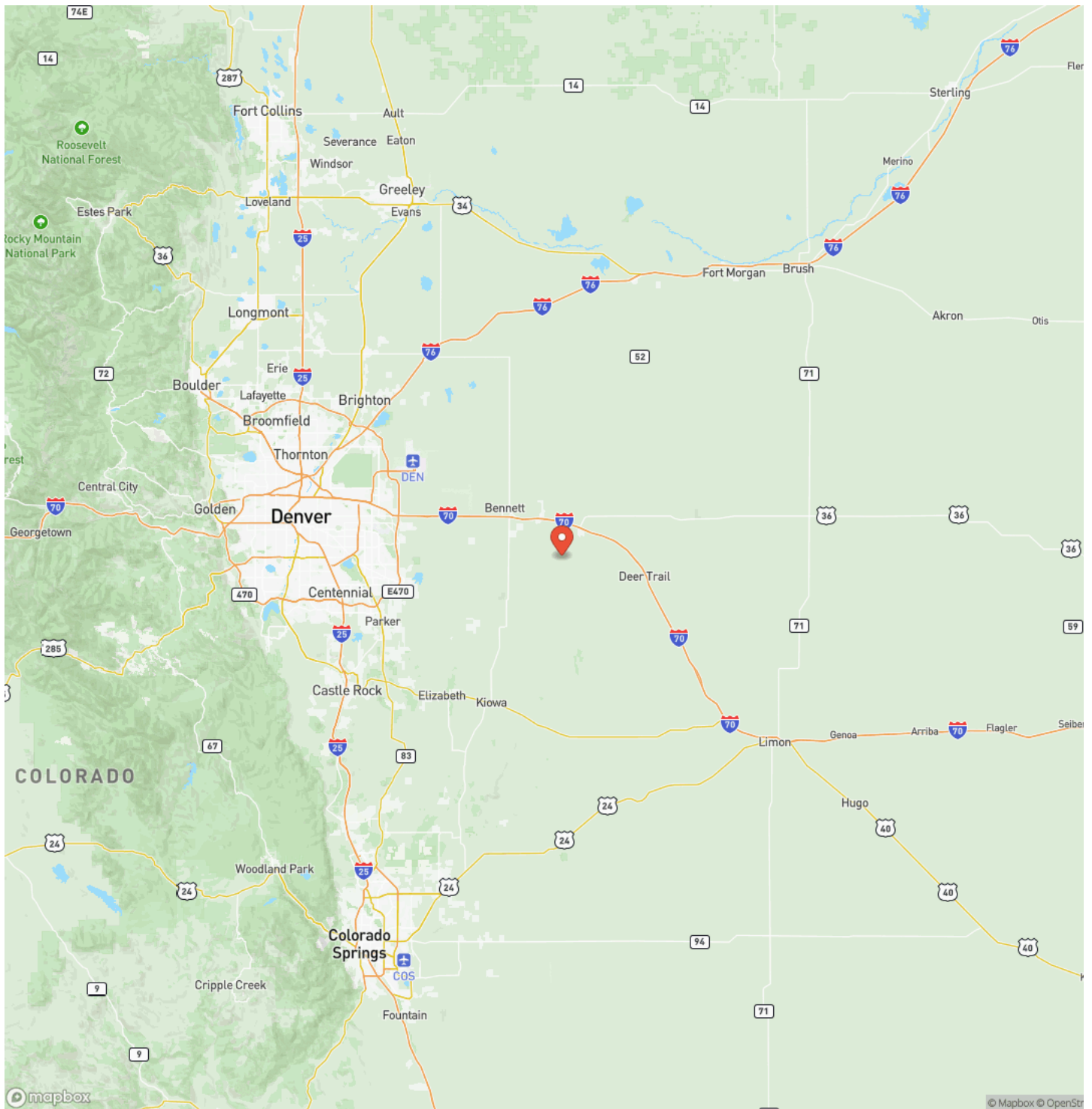
<https://greatplainslandcompany.com/>



Locator Map



Locator Map



MORE INFO ONLINE:

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Address

3460 E. Nielsen Ln

City / State / Zip

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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