1.86 Acres - Turkey Rock Ranch
1310 Appleby Drive
Sedalia, CO 80135

$60,000
1.86± Acres
Teller County







MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
1310 Appleby Drive

City, State Zip
Sedalia, CO 80135

County
Teller County

Type
Undeveloped Land, Lot

Latitude / Longitude
39.113577 / -105.224924

Acreage
1.86

Price
$60,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

1.86 Acres on Pike National Forest - Two Adjoining Lots in Turkey Rock Ranch

Two adjoining lots in Turkey Rock Ranch Estates, offered together as one 1.86 acre package. Turkey Rock Ranch is a secluded, forested mountain community ringed by Pike National Forest, with views of Pikes Peak, Sheep Nose Mountain, Thunder Butte, and the Tarryall Mountain Range. The national forest forms the property's northern boundary, giving direct access to thousands of acres of public land from the property line.

The lots front Appleby Drive, with power lines running along the road. The southern and western boundary corners are marked, and the property is covered in mature evergreen timber. It is made up of two separately platted lots (Lots 178 and 179), zoned R-1 in Teller County. That gives room for a cabin or full-time home with space between you and the neighbors. There is no public water or sewer, so a well and septic system will be needed. Buyers should confirm permitting with the Colorado Division of Water Resources and Teller County.

Owners can join the Turkey Rock Recreation Association. Membership is voluntary, open only to property owners, and use of the common grounds is limited to members and their guests. The association maintains 10 private lakes stocked three times a year, with fishing badges available to members as an add-on. It also maintains hiking trails, picnic sites, a 6-hole disc golf course, a pavilion, and a cabin. The community is governed by recorded protective covenants, and a Mountain Communities Fire Protection District station sits within the subdivision.

Beyond the community's own lakes and trails, ATV, OHV, and hiking trails in the surrounding Pike National Forest are a couple of miles away. Fly anglers have the South Platte River nearby, where the stretch below Cheesman Dam through Cheesman Canyon and Deckers is designated Gold Medal water. Turkey Rock is a popular destination for hiking and rock climbing.

The property is a little over 30 minutes north of Woodland Park, and roughly 37 miles from Colorado Springs and 60 miles from Denver. It is in the Woodland Park RE-2 School District, and a school bus serves Woodland Park schools.

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. Physical lot marker signs have been placed at approximate corner locations for general reference only and represent a good-faith estimate, not a survey-verified placement. 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.






APPLEBY DR
APPLEBY DR
0 100 200 300 400ft







Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Ethan Janicki

Mobile
(303) 963-6738

Email
ethan@greatplains.land

Address
3460 E. Nielsen Ln

City / State / Zip
Denver, CO 80210

NOTES

NOTES

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.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
https://greatplainslandcompany.com/