

Tract 4 - Twin Bluffs Road
Tract 4 Twin Bluffs Rd
Larkspur, CO 80118

\$450,000
36.6± Acres
Douglas County



Tract 4 - Twin Bluffs Road
Larkspur, CO / Douglas County

SUMMARY

Address

Tract 4 Twin Bluffs Rd

City, State Zip

Larkspur, CO 80118

County

Douglas County

Type

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

Latitude / Longitude

39.196409 / -104.783304

Acreage

36.6

Price

\$450,000

Property Website

<https://greatplainslandcompany.com/detail/tract-4-twin-bluffs-road-douglas-colorado/118204/>



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PROPERTY DESCRIPTION

Tract 4 sits on higher ground than the neighboring tracts in the Twin Bluffs Road community, and that elevation is what sets it apart. From this 36.65-acre parcel of Douglas County pastureland, the Front Range stretches across the western horizon. It's the widest view in the community, and the tract is priced to reflect it.

The extra height gives a home site plenty to work with. The photos and video show how far the sightlines carry. Elk, deer, antelope, and birds of prey pass through regularly.

The seclusion doesn't cost you convenience. The private road entrance is 3.5 miles from I-25, with Colorado Springs roughly 30 minutes south and Denver roughly 45 minutes north.

The practical pieces are already in place. A transferable domestic use and livestock well permit (**#334348**) conveys with the sale; the well has not been drilled. Nearby, 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.

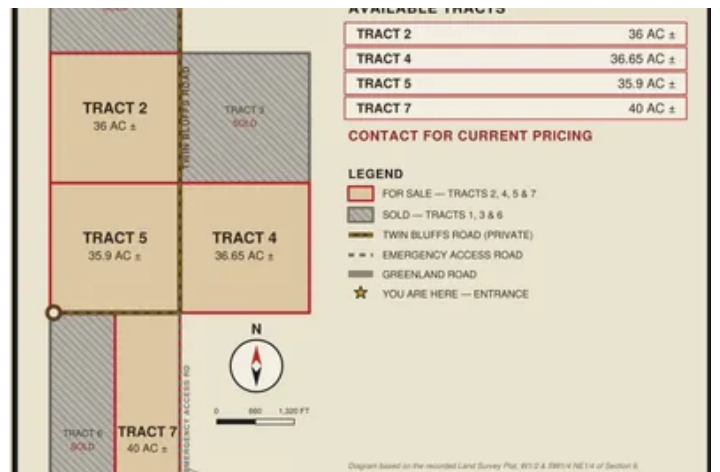
Zoning is Ag, horses are welcome, and bridle easements run through the subdivision. Annual HOA dues of \$200 cover year-round maintenance of the private road. For hiking and riding beyond your own fence line, Greenland Open Space and Spruce Mountain Open Space are both a short drive away.

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.

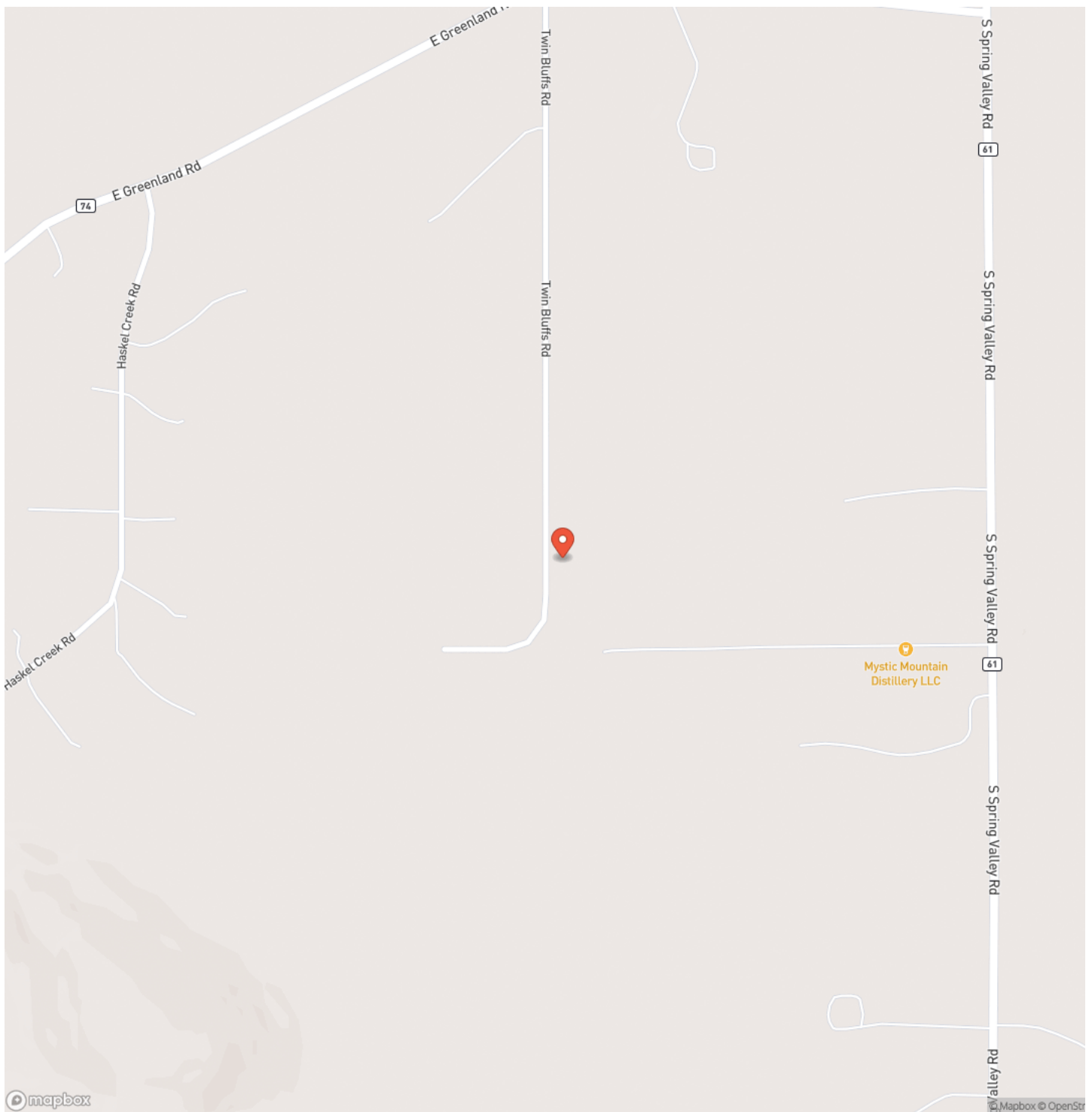
The boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and are intended for general reference purposes only. The information provided is believed to be reliable but is not guaranteed. Great Plains Land Company assumes no liability for errors or omissions. Buyers are encouraged to conduct their own due diligence.



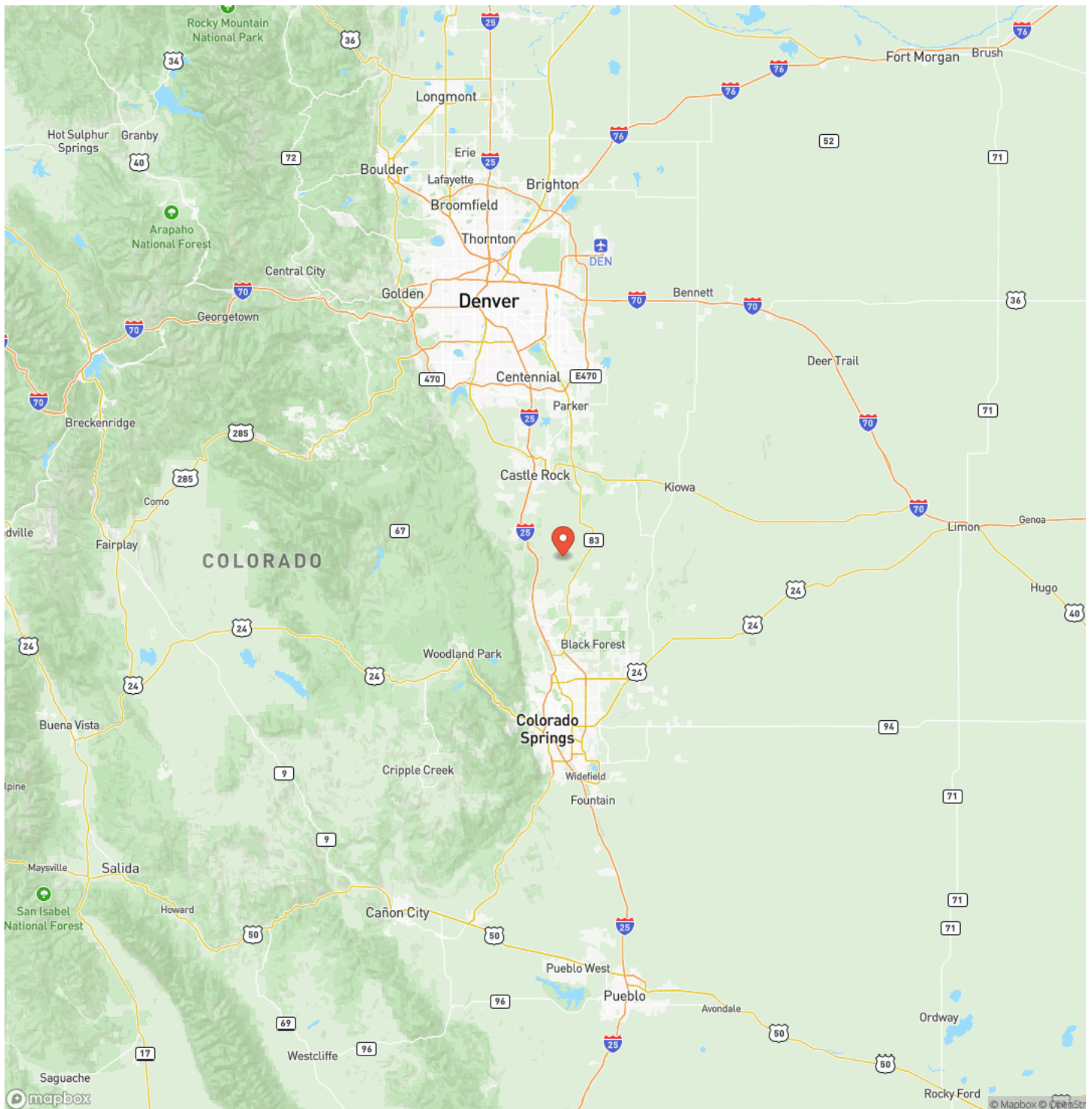
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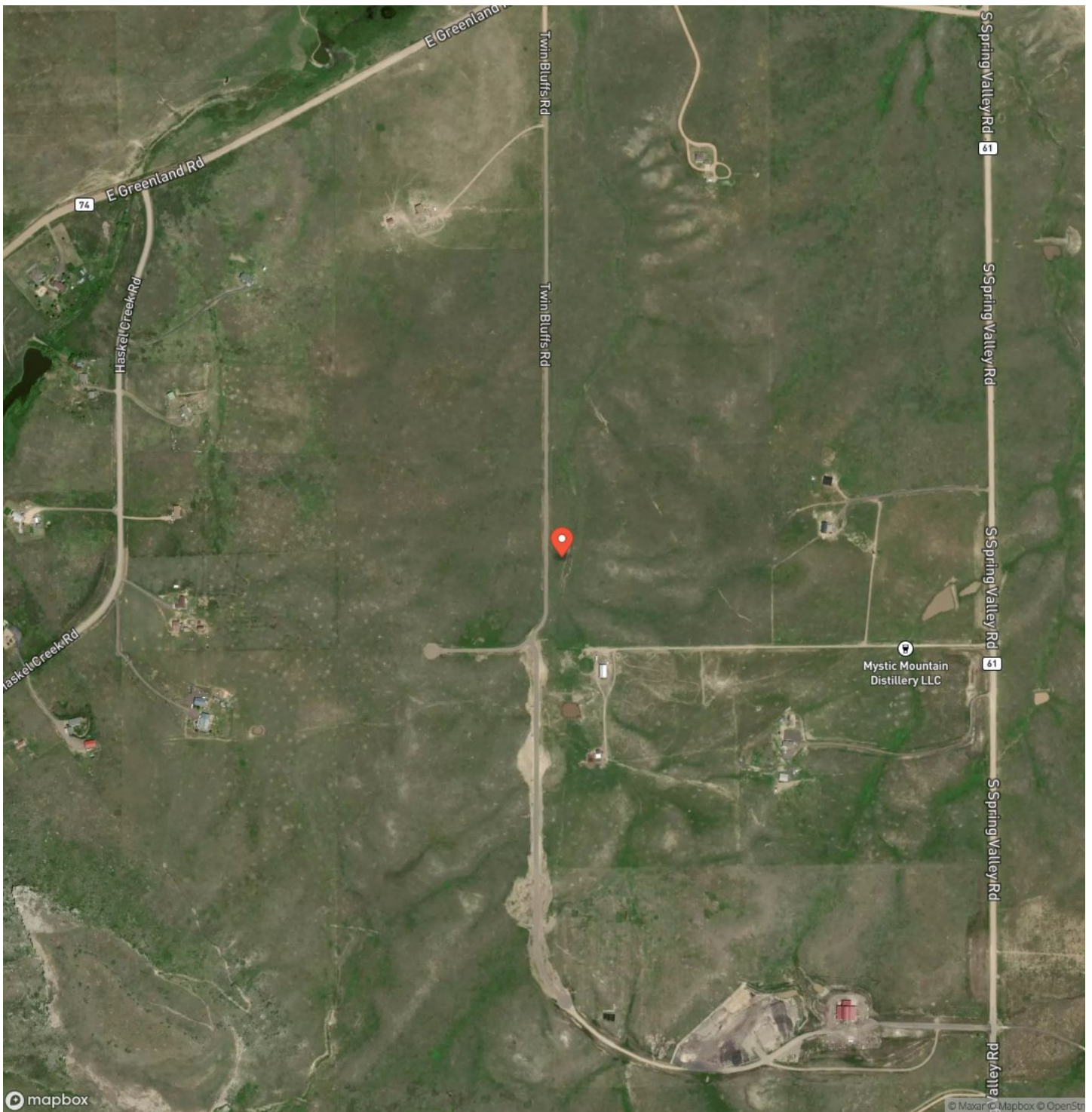
Locator Map



Locator Map



Satellite Map



Tract 4 - Twin Bluffs Road
Larkspur, CO / Douglas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

Mobile

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Email

ethan@greatplains.land

Address

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City / State / Zip

Denver, CO 80210

NOTES

This image shows a blank 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.

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.



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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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