Building Site with Mountain Views and Brand New Water Well
TBD County Road 12
Rush, CO 80833

$89,000
35.110± Acres
Elbert County







SUMMARY

Address
TBD County Road 12

City, State Zip
Rush, CO 80833

County
Elbert County

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

Latitude / Longitude
38.9015 / -104.0427

Acreage
35.110

Price
$89,000

Property Website
https://greatplainslandcompany.com/detail/building-site-with-mountain-views-and-brand-new-water-well-elbert-colorado/106315/







PROPERTY DESCRIPTION

Elbert County, CO 35.11 Acres with Water Well & Electricity

Here is a parcel that has tons of potential and several nice building sites with mountain views. Underground electricity has been run underground along the western boundary of the property. A new water well was recently drilled and tested at approximately 15 Gallons Per Minute. This property would be ideal for the buyer looking to build a dream home or park an RV/trailer for a weekend getaway location. There are no HOA's or covenants so the only restrictions would be per Elbert County, Colorado. A survey has been recently completed and is available upon request. County maintained road frontage provides good year-round access and is only a short distance from paved Highway 96. Recreational opportunities included riding off road vehicles and hunting deer, antelope, and small game. Contact the listing agent for more information or to schedule a showing. ***Showings by appointment only***

Property Details:

- Located Northeast of Rush, CO
- Several Nice Building Sites
- Recently Drilled Water Well
- Water Well Tested approximately 15 GPM
- Under Ground Electricity to the Parcel
- Mountain Views
- Good County Road Frontage
- Survey Completed

Driving Instructions:

From Rush, CO take Paved 96 Highway east for 2 miles until you come to Kendrick Rd. then turn left going north for 3 miles until you reach County Road 12 then turn right and go 1/2 mile until you reach the SW corner of the property.

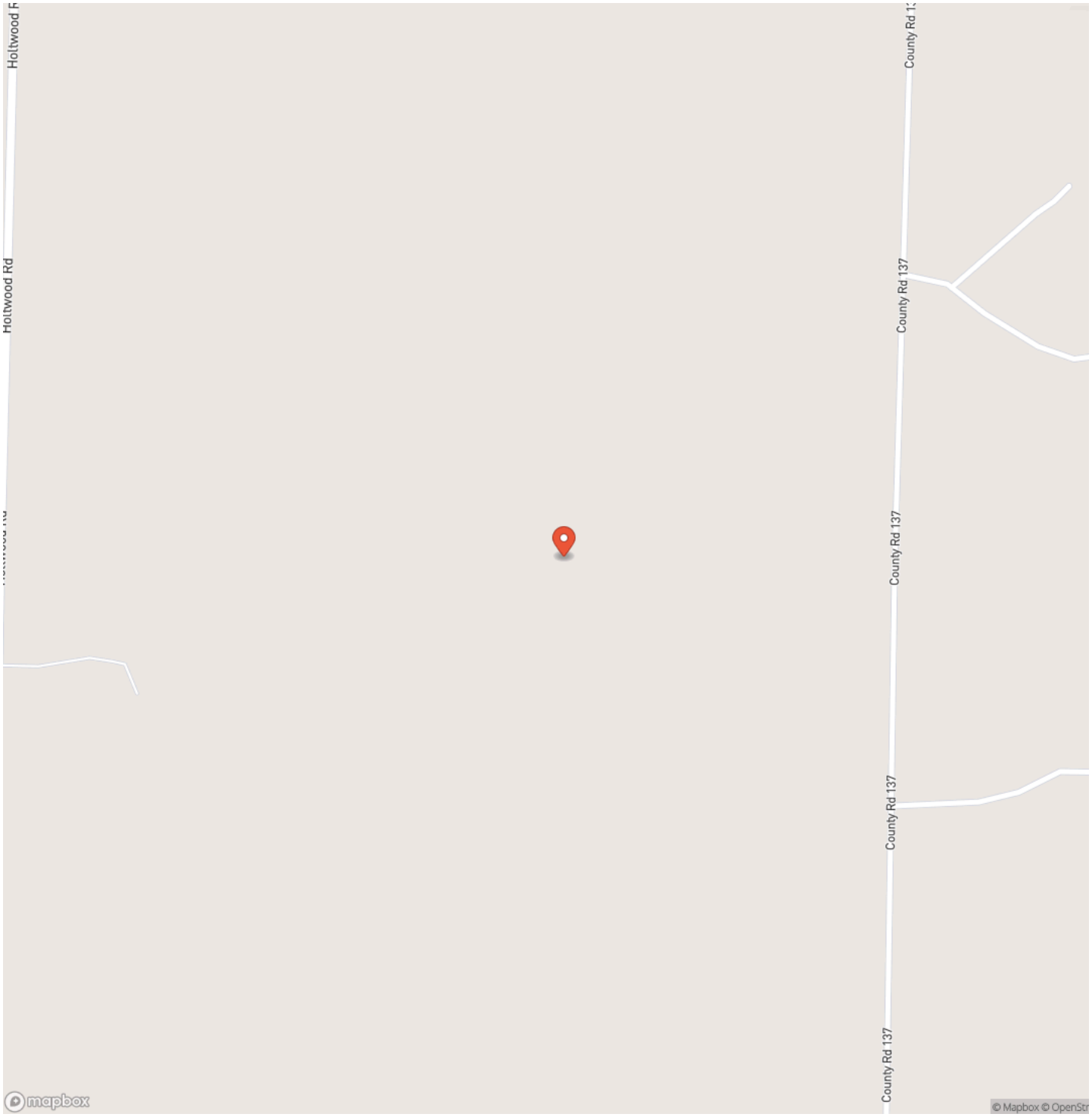
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



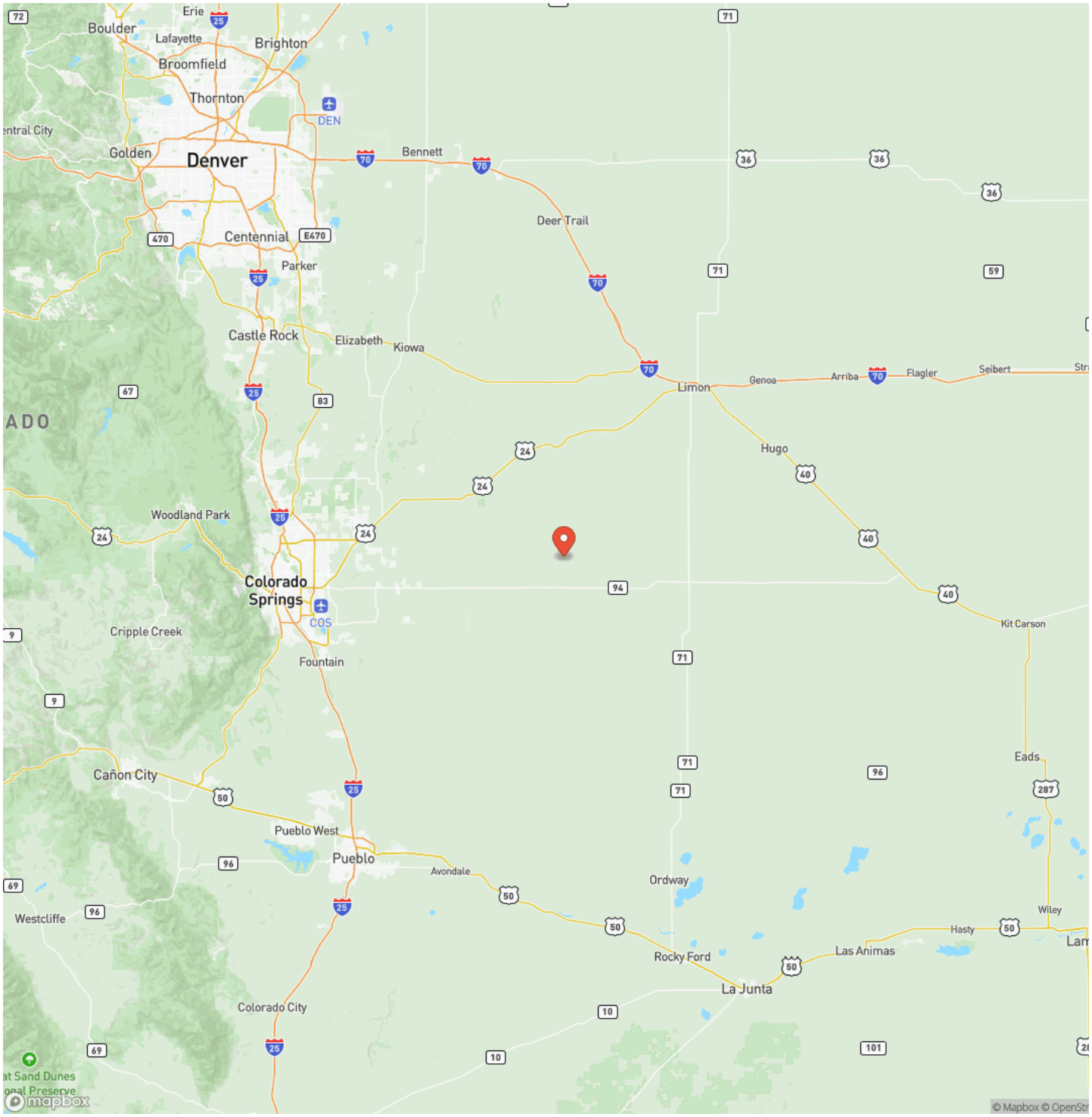





Locator Map


Holtwood Rd
County Rd 137
County Rd 137
County Rd 137
County Rd 137
mapbox
© Mapbox © OpenStr

Locator Map


Erie
Boulder
Lafayette
Brighton
Broomfield
Thornton
DEN
Golden
Denver
Bennett
Deer Trail
Centennial
E470
Parker
Castle Rock
Elizabeth
Kiowa
Limon
Genoa
Arriba
Flagler
Seibert
Hugo
Woodland Park
Colorado Springs
COS
Cripple Creek
Fountain
Kit Carson
Eads
Cañon City
Pueblo West
Pueblo
Avondale
Ordway
Westcliffe
Wiley
Hasty
Las Animas
Rocky Ford
La Junta
Colorado City
mapbox
© Mapbox © OpenStr

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Daniel Hunning

Mobile
(970) 227-1230

Office
(308) 524-9320

Email
daniel@greatplains.land

Address

City / State / Zip

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/