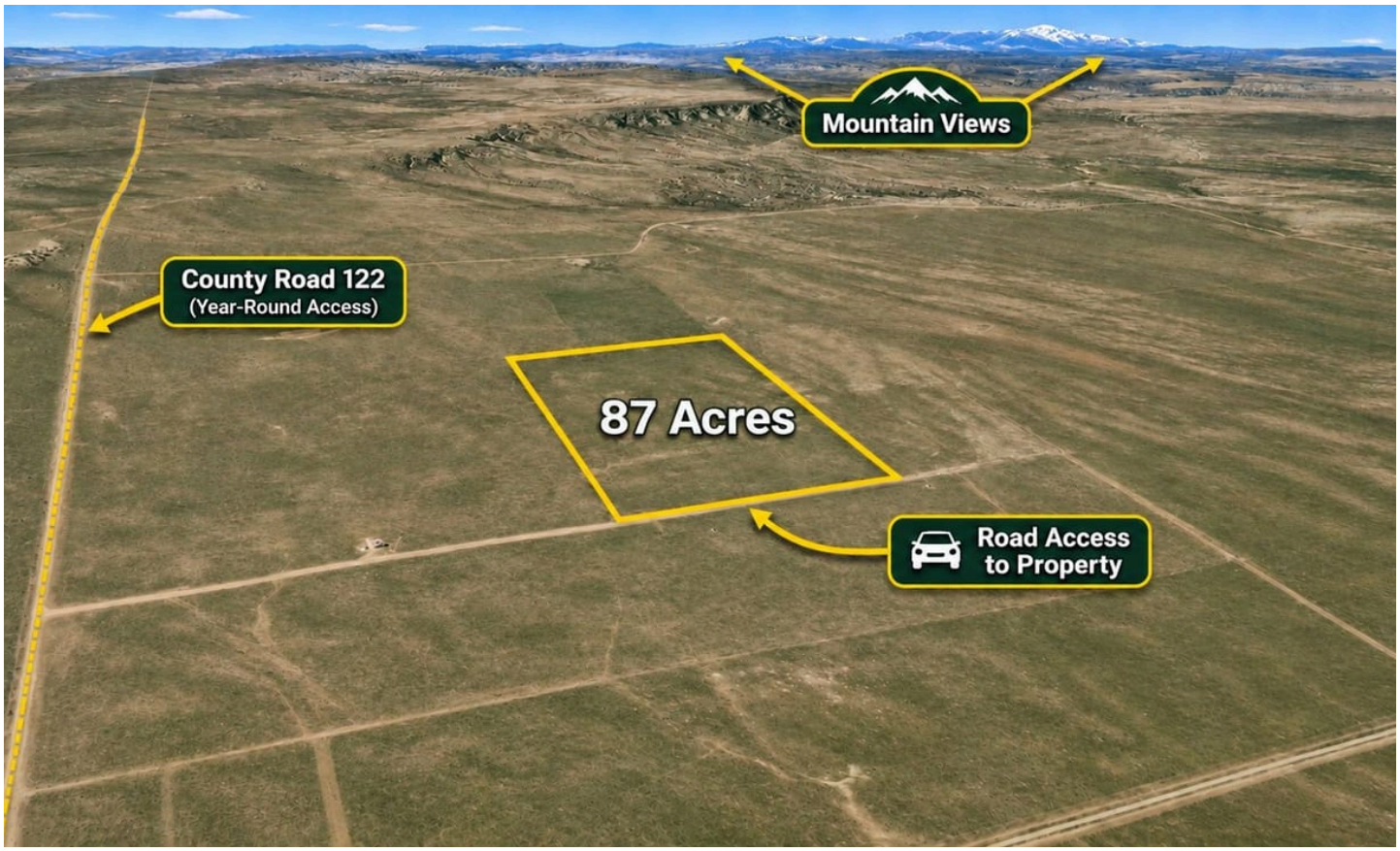
87.73 Acres - Turkey Ridge Ranch
Lot 3 Turkey Ridge Ranch
Walsenburg, CO 81089

$40,000
87.73± Acres
Huerfano County







SUMMARY

Address
Lot 3 Turkey Ridge Ranch

City, State Zip
Walsenburg, CO 81089

County
Huerfano County

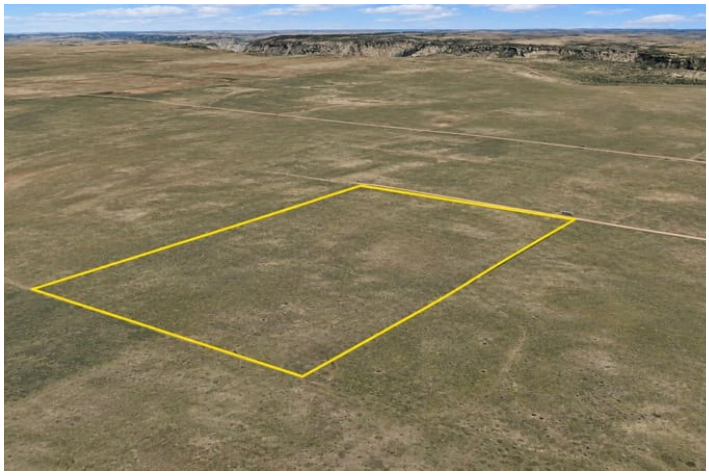
Type
Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property, Lot

Latitude / Longitude
37.81476 / -104.61759

Acreage
87.73

Price
$40,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

87.73± Acres in Turkey Ridge Ranch, Huerfano County, Colorado

Lot 3 of Turkey Ridge Ranch Filing #1 is an 87.73-acre parcel in a covenant-controlled community about 19 miles northeast of Walsenburg. The land is vacant, and the Huerfano County Assessor currently classifies it as agricultural grazing land, which gives it a low assessed value.

The parcel is two and a half times the community's 35-acre minimum lot size, leaving room for a homesite, outbuildings, and livestock. The covenants allow one primary residence plus one guest house where county zoning permits, along with outbuildings, stables, and agricultural facilities. Site-built homes must have at least 1,200 square feet of heated living space, and manufactured homes at least 1,000 square feet. Double-wide and modular homes on permanent foundations are allowed; single-wides are not. Animals must be fenced within the lot.

Owners who want to use the land before building can camp in a tent, camper, or RV for up to 7 consecutive days and 30 days total per year.

The property has views of the Spanish Peaks]. It sits in Game Management Unit 128, where pronghorn, mule deer, elk, and wild turkeys are found.

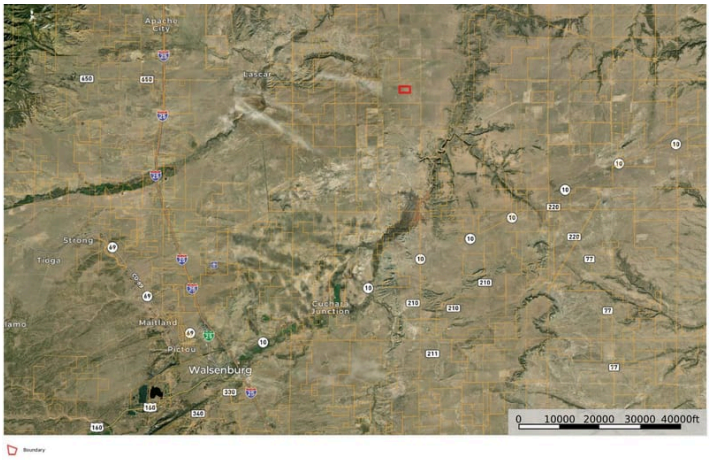
The Turkey Ridge Ranch Property Owners Association maintains the subdivision's non-public roads, funded by annual assessments.

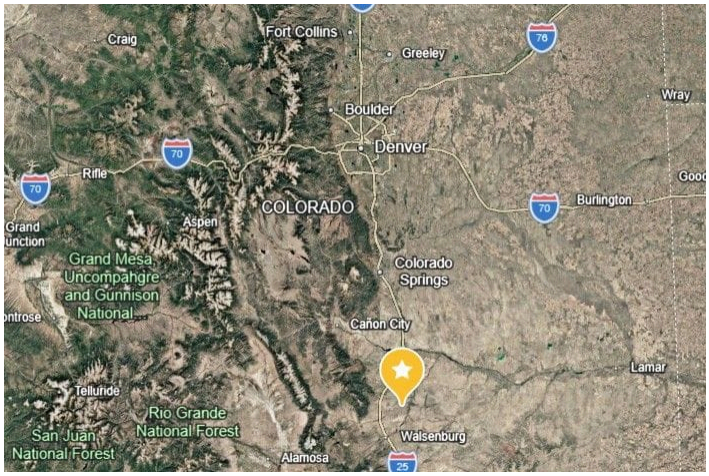
Buyers should review the Turkey Ridge Ranch covenants and verify water, utilities, access, and building requirements with Huerfano County before purchase.

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.




0 200 400 600 800ft

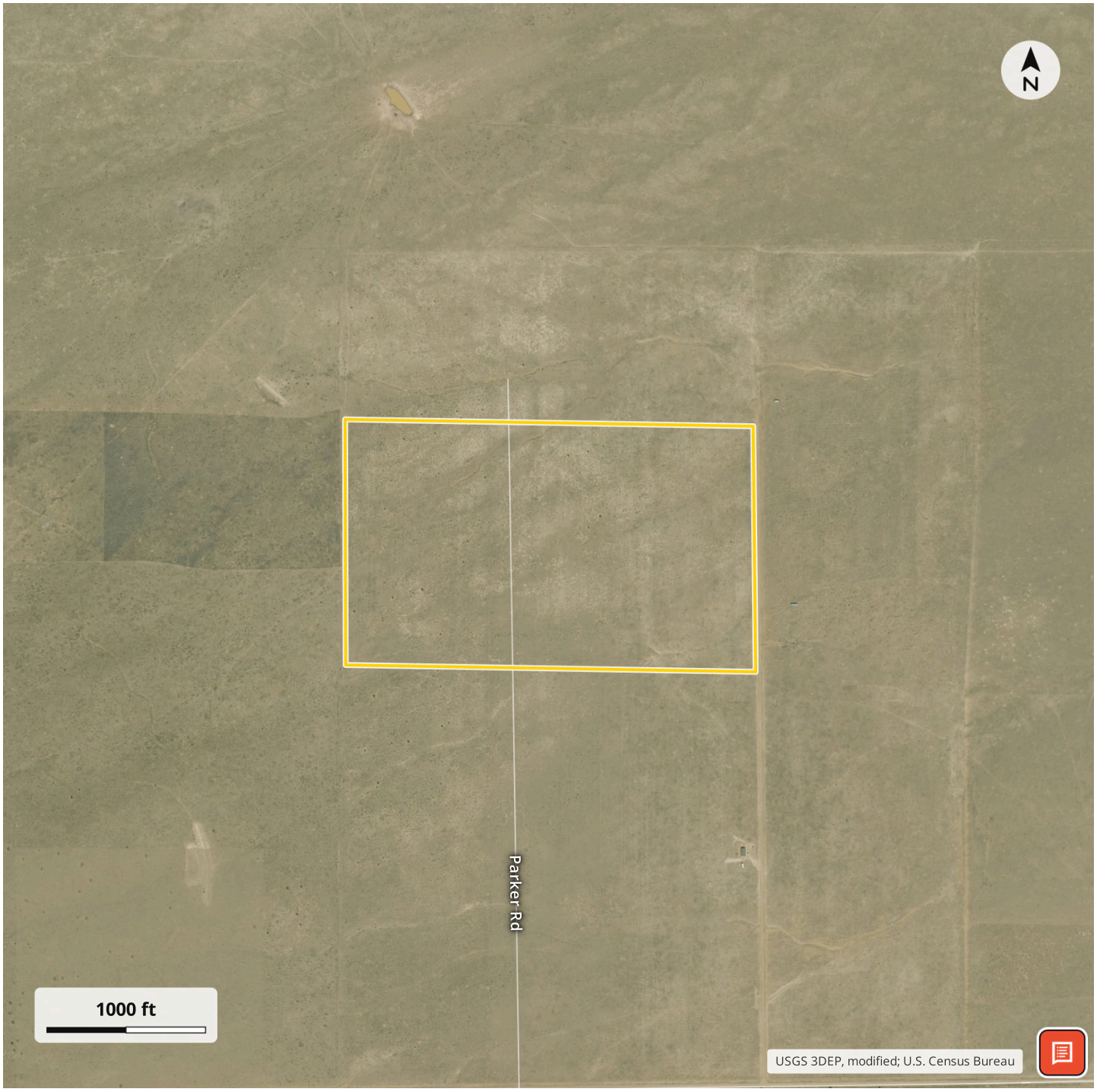

Walsenburg
0 10000 20000 30000 40000ft


Craig
Fort Collins
Greeley
Boulder
Denver
Wray
Rifle
COLORADO
Aspen
Burlington
Grand Mesa, Uncompahgre and Gunnison National
Colorado Springs
Canon City
Lamar
Telluride
Rio Grande National Forest
San Juan National Forest
Walsenburg
Alamosa

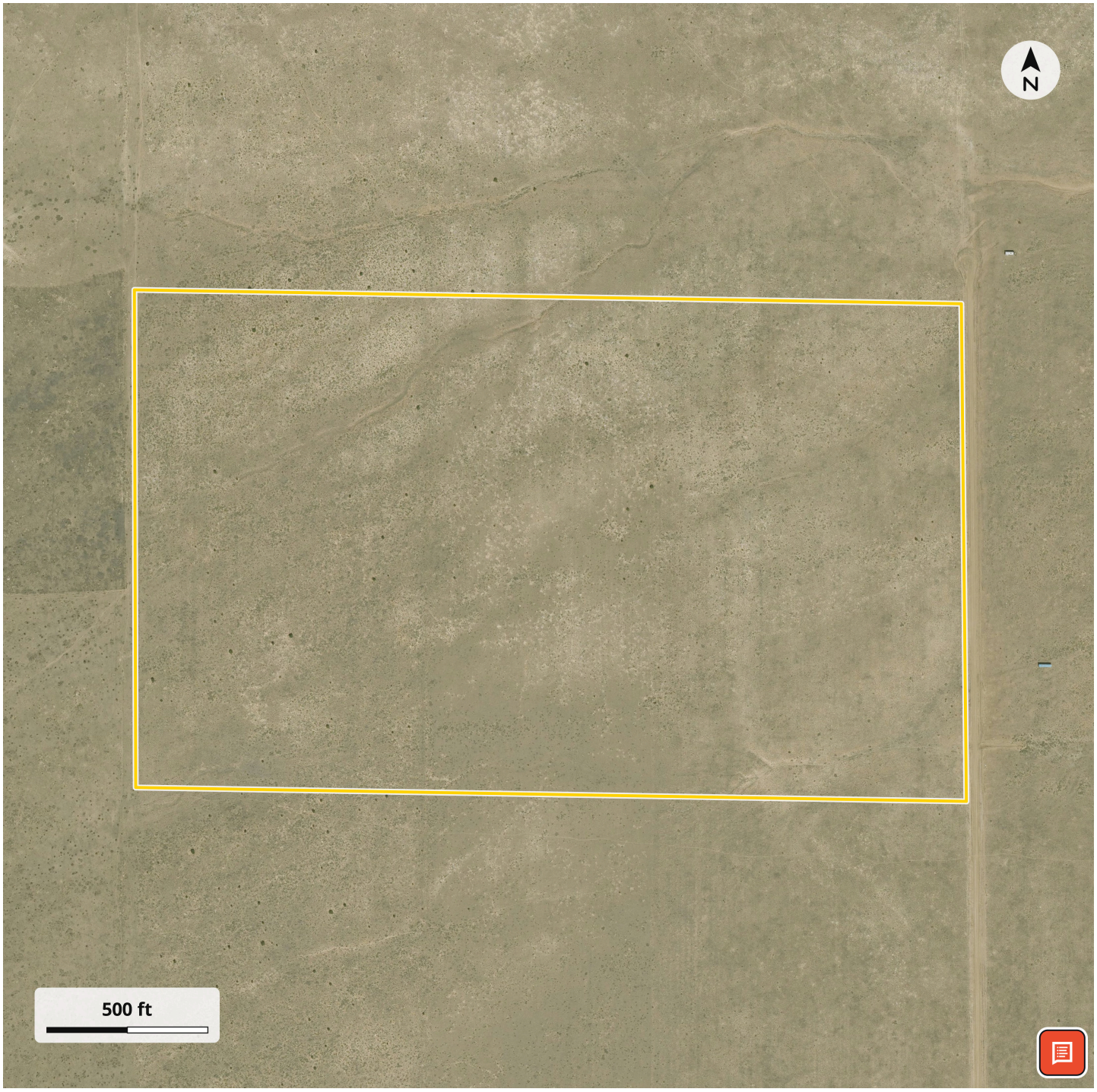
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Denver, CO 80210

NOTES

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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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