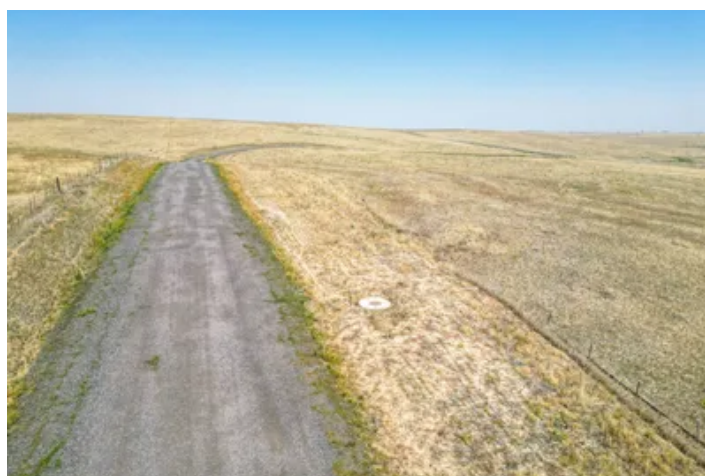


Last Dart Road Subdivision - 11 Lots Totaling +/- 514.96 Acres
TBD Last Dart Road
Kiowa, CO 80117

\$4,762,363
514.960± Acres
Elbert County



Last Dart Road Subdivision - 11 Lots Totaling +/- 514.96 Acres

Kiowa, CO / Elbert County

SUMMARY

Address

TBD Last Dart Road

City, State Zip

Kiowa, CO 80117

County

Elbert County

Type

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

Latitude / Longitude

39.491651 / -104.478435

Acreage

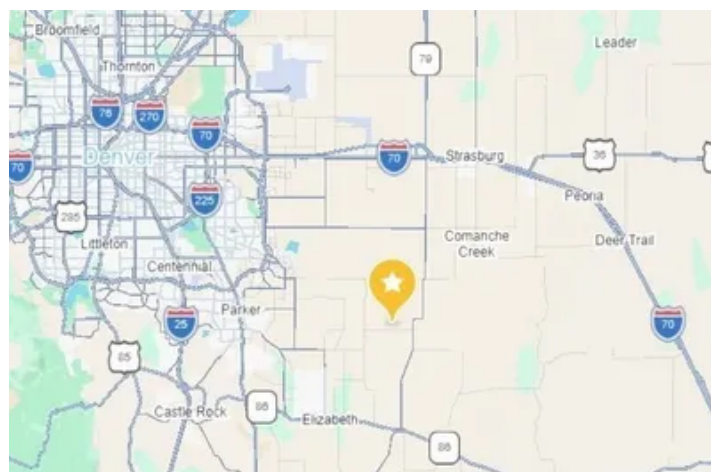
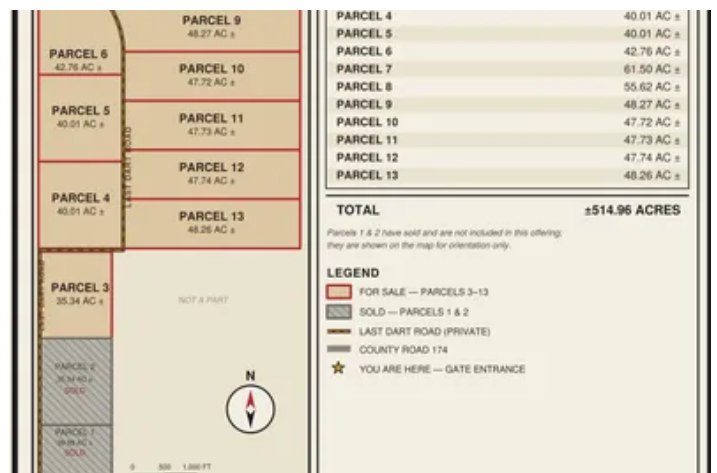
514.960

Price

\$4,762,363

Property Website

<https://greatplainslandcompany.com/detail/last-dart-road-subdivision-11-lots-totaling-514-96-acres-elbert-colorado/115082/>



Last Dart Road Subdivision - 11 Lots Totaling +/- 514.96 Acres Kiowa, CO / Elbert County

PROPERTY DESCRIPTION

Last Dart Road | Elbert County, Colorado

11 Available Parcels | ±514.96 Acres | Offered Individually or as a Package

Last Dart Road is a gated subdivision of sweeping Colorado grassland on the eastern plains of Elbert County - rolling hills, dramatic open skies, seasonal draws, and abundant wildlife, including resident pronghorn antelope herds visible throughout the property. The land offers long, unobstructed sightlines in every direction, with the classic recreational and residential appeal of the Eastern Plains, while remaining within convenient reach of Elizabeth, the Denver metro area, and Denver International Airport - room to spread out without losing access to Front Range amenities.

Originally platted as 13 parcels, Last Dart Road now offers 11 available lots (Parcels 3-13; Parcels 1 and 2 have sold) ranging from 35 to 61 acres, for a total of approximately 514.96 acres. The subdivision is accessed off County Road 174 through a private gate, with a seller-installed private road serving all parcels. Underground electric has already been run to every lot, and each parcel has been individually surveyed (contact broker for a copy).

A total of 290 acres across Parcels 7-13 are protected by a conservation easement - 41.5 acres on the eastern portion of each of these seven parcels - put in place to preserve the rural look and feel of Last Dart Road. Among these, Parcel 7 stands out for a seasonal creek lined with mature cottonwoods - a rare feature for this part of Elbert County - and sits on a cul-de-sac.

Lots may be purchased individually or as a complete package, offering a strong opportunity for a developer to take advantage of the infrastructure head start already in place across the subdivision.

Property Highlights

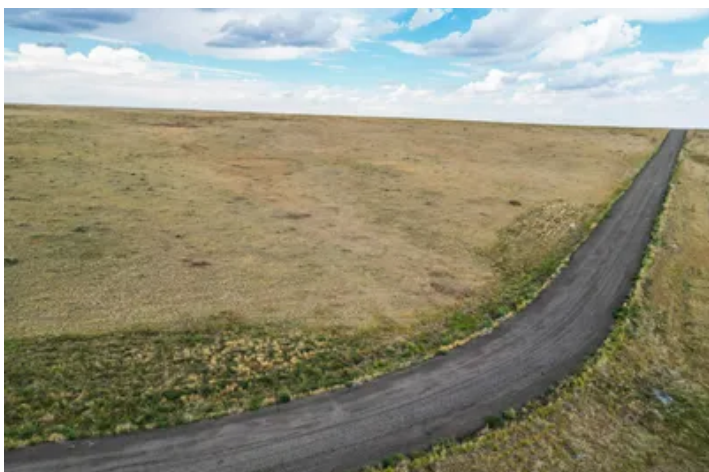
- 11 available parcels, ±514.96 acres total (35-61 acres each)
- Gated subdivision with private road, access off County Road 174
- Underground electric already run to each lot
- Each parcel individually surveyed - copies available from broker
- 290 acres under conservation easement (Parcels 7-13, 41.5 acres each, eastern portion)
- Rolling grassland terrain, seasonal draws, and long sightlines
- Resident pronghorn antelope and abundant wildlife
- Available individually or as a full package - ideal for a developer
- Convenient to Elizabeth, Denver metro, and DIA

Please contact broker for pricing and additional details on individual parcels.

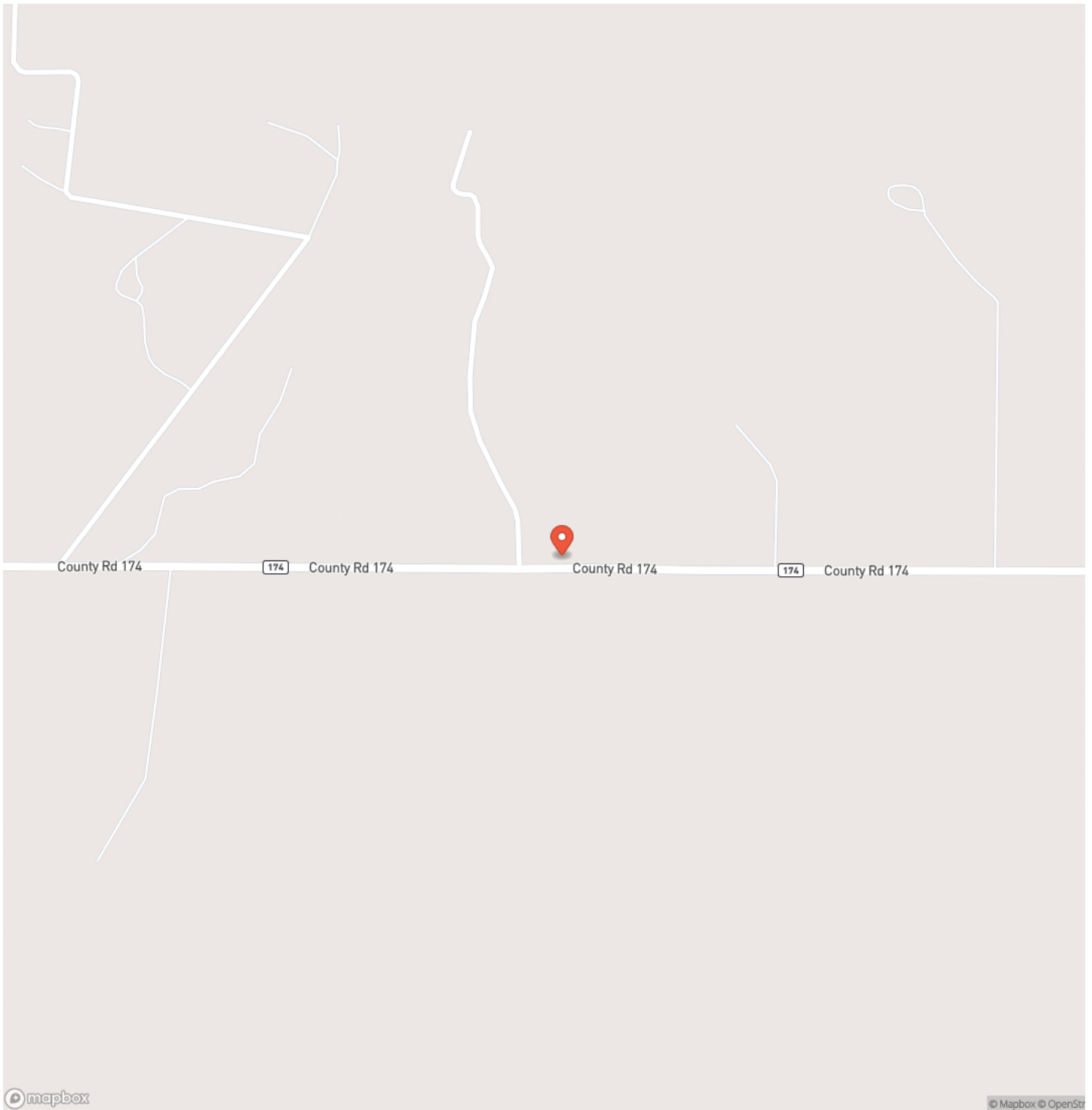
The boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and are intended for general reference purposes only. Physical lot marker signs have been placed at approximate corner locations for general reference only and represent a good-faith estimate, 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.



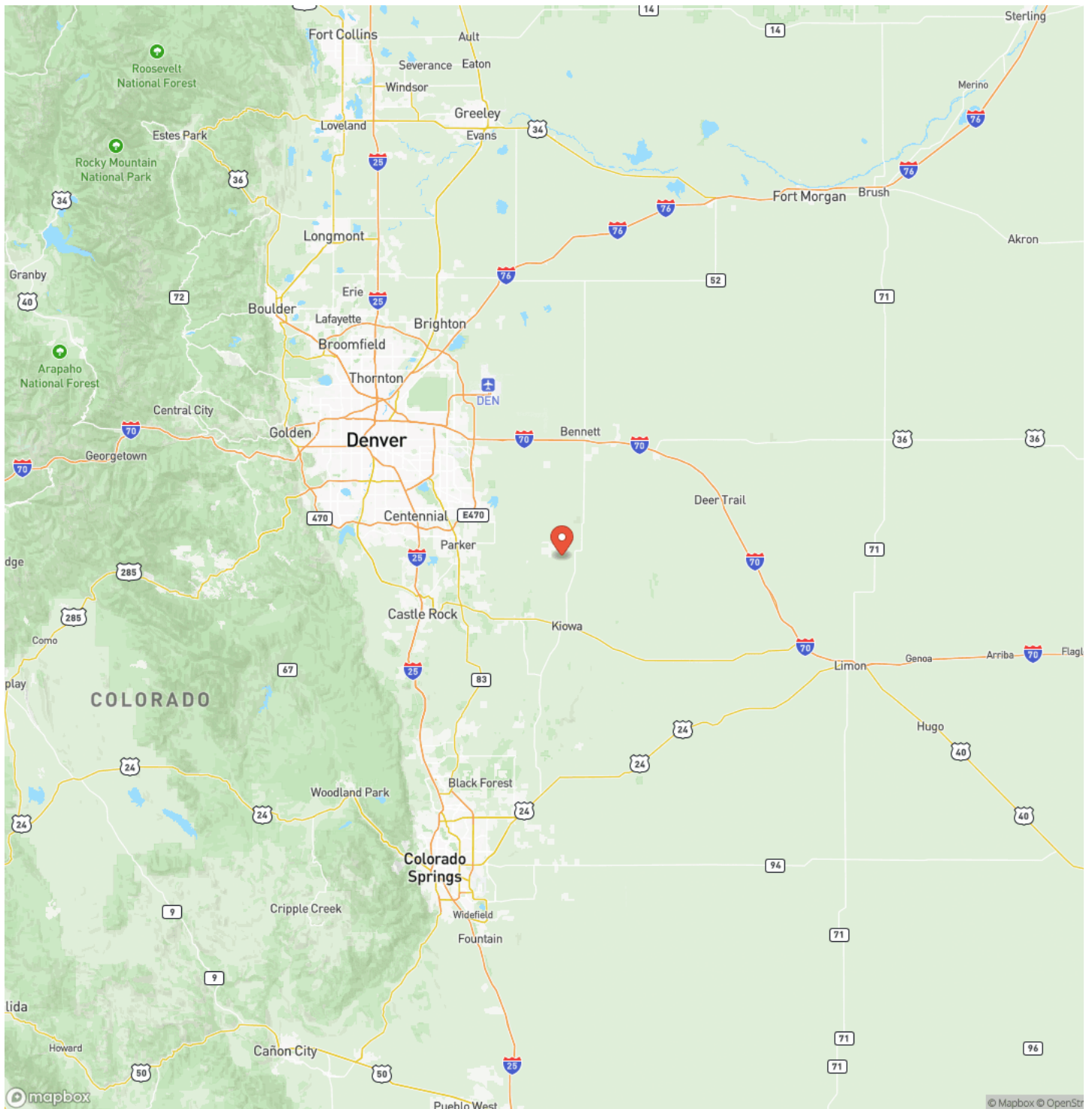
Last Dart Road Subdivision - 11 Lots Totaling +/- 514.96 Acres
Kiowa, CO / Elbert County



Locator Map



Locator Map



Satellite Map



**Last Dart Road Subdivision - 11 Lots Totaling +/- 514.96 Acres
Kiowa, CO / Elbert County**

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

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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