

38+/- ACRE HOME SITE / 21 MILES EAST OF E470 ON QUINCY / NEAR PAVED RD / MOUNTAIN VIEW



- PRICE: Parcel 1: Sold 10/30/2020.
Parcel 2: \$135,000.00
Parcel 3: \$145,000.00 (Parcel 3 has an existing 80 foot domestic well drilled in 1998).
Parcel 4: \$135,000.00
Parcel 5: \$135,000.00
Parcel 6: \$135,000.00
- LOCATION: 21 Miles East of E-470 on Quincy Road, Strasburg CO, Arapahoe County.
- LOCATION: 7 milers South of Strasburg CO. From Denver E-470 and I-70 go East on I-70 21 miles and take Exit 310 at Strasburg CO, at stop sign go Right then immediate Left East 1/4 mile and follow curve South on South County Rd 157 for 7 miles to Rd 30 Quincy and the NE corner of the Property. See road map.
- ACREAGE: 38+/- acres. Professional Survey in the works.
- FRONTAGE: 1/4 mile on County maintained Quincy Avenue which is currently gravel but on Arapahoe Road and Bridge long range plan for paving as Quincy in deemed a major arterial for Arapahoe County.
- CRP: The Property is established in grass and is enrolled in the Conservation Reserve Program (CRP). The Property is reserved for preservation of the soil and for wildlife and cannot be grazed or hayed until 10/1/2020.
- ZONING: The Property is zoned A3 Agricultural (minimal dividable lot size of 35 acres).
- WELL /SEPTIC: It is Buyer's responsibility to apply for and pay for a well and septic permit and installation. Parcel 3 has a1998 80 foot deep domestic well.
- MINERALS: Any mineral rights will be transferred to the Buyer. It is Seller's belief that she owns no minerals.
- COVENANTS: Seller has elected to establish Protective Covenants on the Property that are recorded with Arapahoe County. Buyer must agree to and sign a copy of said covenants at closing. TAXES: 2018 annual property taxes approx. \$124.00.
- SCHOOLS: Strasburg School District 31-J classified as 2A for elementary, Junior High and High School.

NOTE: Broker can serve Buyer as Transaction (neutral) Broker and not a Seller's agent. Please call Broker for comparable sales information or any other questions that you may have concerning the Property or the area. This offer is subject to error, change, prior sale or withdrawal.