

35+ ACRE HOME SITES/ 4 MILES SOUTH OF STRASBURG / NEAR PAVED RD / MOUNTAIN VIEW



FOR SALE- 13 - 35+ ACRE HOME SITES 4 MILES SOUTH OF STRABURG.
MOUNTAIN VIEWS FROM ALL SITES / PRICE \$135,000.00 - \$150,000.00.

PRICES / AVAILABILITY:

- Parcel 1-\$150,000 For Sale
- Parcel 2-\$150,000 For Sale
- Parcel 3-\$145,000 For Sale
- Parcel 4-\$145,000 For Sale
- Parcel 5-\$140,000 For Sale
- Parcel 6-\$135,000 For Sale
- Parcel 7-\$145,000 For Sale
- Parcel 8-\$140,000 For Sale
- Parcel 9-\$145,000 For Sale
- Parcel 10-\$140,000 For Sale
- Parcel 11-\$145,000 For Sale
- Parcel 12-\$140,000 For Sale
- Parcel 13-\$140,000 For Sale

DIRECTIONS: 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 3 miles to Rd 14 then 1/2 mile East to the Property. See road map.

ACCESS: Parcels 1 and 2 can be accessed off of County Maintained Rd 14. Parcels 3-13 access will be off a private road built to emergency vehicle specifications. Any maintenance cost will be shared equally by parcel owners accessing their parcels off the private road.

WELL /SEPTIC: Domestic /livestock well buyer's estimated cost \$14,000. Septic and leach field buyer's estimated cost \$8,000.
ZONING: The Property is zoned AE Agricultural (minimal dividable lot size of 35 acres).

MINERALS: Mineral rights will be reserved by the Seller, Seller is placing a non-disturbance clause in the deed conveying title to all parcels thereby restricting oil and gas exploration on any of the Parcels.

TAXES: 2020 annual property taxes approx. \$125.00

BROKER: Broker is also the owner and agent of the Seller. This offer is subject to error, prior sale and withdrawal.