



TAKE I-70 EXIT 310 THEN GO SOUTH THEN EAST ON I-70 FROTAGE RD 1/4 MILE TO CR 157 THEN SOUTH

COMPARABLE #2 35 ACRES CLOSED 3/21/22 \$215,000

COMPARABLE #1 35 ACRES CLOSED 6/22/22 \$187,000

COMPARABLE #3 THREE 40+ ACRE PARCELS SOLD 2022 FOR \$175,000 EACH

4764 SCR 161 STRASBURG CO 80136

SUBJECT PROPERTY (VACANT LAND) LIES JUST NORTH OF RESIDENCE 4764 SCR 161 STRASBURG CO 80136 \$220,000

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Data Zoom 11-2



### Full Property View

57654 E Harvrd Place, Strasburg, CO 80136

---- **\$187,500** - Closed

Listing



Listing ID:	<b>2089277</b>	MLS Status:	<b>Closed</b>
County:	<b>Arapahoe</b>	Close Price:	<b>\$187,500</b>
Property Type:	<b>Land</b>	List Price:	<b>\$187,500</b>
Property Subtype:	<b>Unimproved Land</b>	Original List Price:	<b>\$187,500</b>
Subdivision Name:	<b>Prairie Peaks</b>	Spec. Listing Cond:	<b>None Known</b>
Listing Contract Date:	<b>06/15/2022</b>	Contingency:	<b>None Known</b>
Purchase Contract Date:	<b>06/22/2022</b>	Assoc Fee Tot Annl:	<b>\$0.00</b>
Close Date:	<b>08/05/2022</b>	Tax Year:	<b>2022</b>
Days in MLS:	<b>7</b>	Tax Legal Desc:	<b>Parcel 32, Prairie Peaks, located in Section 27, T4S, R62W</b>
Association: <b>N</b> Multiple: <b>Y</b> Cov/Rest: <b>Y</b>			

#### Site & Location Information

Lot Size:	<b>35.16 Acres / 1,531,570 SqFt</b>	Fencing:	
PSF Lot:	<b>\$0.12</b>	PPA:	<b>\$5,332.76</b>
Exclusions:	<b>Minerals have been reserved by previous owners, no minerals go with the property.</b>	View:	<b>Mountain(s), Plains</b>
Is Incorporated:	<b>No</b>	School District:	<b>Strasburg 31-J</b>
Walk Score:		Parcel Number:	<b>035462935</b>
Zoning:	<b>AE</b>	Zoning Jurisdiction:	<b>County</b>
			<a href="#">View Walk, Bike, &amp; Transit Scores</a>

#### Water & Utilities

Water Included:	<b>No</b>	Water Source:	
Utilities:	<b>Electricity To Lot Line</b>	Sewer:	
		Electric:	

#### Farm & Ranch Features

Leased Acres:		Pasture Area:		Survey:	<b>Pin Survey</b>
Current Use:		Possible Use:	<b>Livestock, Residential</b>		

#### Parking

Parking Total:	<b>0</b>	Garage Spaces:	<b>0</b>	Offstreet Spaces:	<b>0</b>
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#### Association Information

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:			
Association Type:			
Association Phone:			
Association Website:			
Assoc Fee/Frequency:			
Assoc Fee Annual:	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$0.00</b>		
Restriction Covenants:	<b>Mobile/Manufactured Homes Not Allowed, Other</b>		
Restriction Other:	<b>Must start building within 1 year of purchasing</b>		
Special Assessment:			

#### Public Remarks

**Great Front Range Mountain Views, parcel is 35+ acres, Lot is for 1 single family home, barns and animals permitted. Each lot includes transformer and electric pedestal included in price, underground power. Internet through Bijou Telephone in Byers. Only IRC modulars or conventional built homes permitted. Must begin building within one year of purchasing property. Each parcel will receive 3 acre feet in the Arapahoe Aquifer, while not guaranteed, water would be approximately 350-450 feet. Wells can be used inside/outside the home, up to 1 acre of irrigation for lawn, etc., and livestock watering. Seller is a builder and available for building your home either IRC or conventionally built. Financing available through lenders for qualified buyers. Map in supplements shows available lots, 6 lots available, but number of lots may change as contracts are placed on lots. Taxes shown are approximate and taxes are not established at this time. Photos shown are of various lots in the Prairie Peaks**

#### Directions

**Strasburg, then south on CR 157 for approximately 4 miles, properties on east side of CR 157**

#### Confidential Information

Buyer Agency Comp: **2.5%**  
Transaction Broker Comp: **2.5%**  
Contract Earnest Check To: **Heritage Title**  
Contract Min Earnest: **\$5,000**  
Title Company: **Heritage Title**  
Investor Blackout End Date:

Dual Variable: **No**  
Listing Terms: **Cash, Conventional, Other**  
Docs Available: **Survey**

Submitted Prop: **No**  
Possession: **Immediately**  
Ownership: **Builder**  
Home Warranty:

**List Agent**

List Agent: [Don Clymer](#)  
List Agent ID: **004022**

Phone: **303-921-6961**  
Mobile: **303-921-6961**  
Office: **303-921-6961**  
Email: [Don@CRRealtyLLC.com](mailto:Don@CRRealtyLLC.com)

List Office ID: **M2923**

List Office: [CR Realty, LLC](#)

**Buyer Agent**

Buyer Agent: [Carol Van Ert](#)  
Buyer Office: [Berkshire Hathaway HomeServices](#)  
[RE of the Rockies](#)



Phone: **303-507-0865**  
Email: [carolvanert@comcast.net](mailto:carolvanert@comcast.net)

Buyer Agent ID: **024105**  
Buyer Office ID: **PRERS**

**Close Information**

Concessions: **No**  
Commission Modified: **NA**

Buyer Financing: **Conventional**  
Closing Comments:



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## Full Property View

707 S Flandin Court, Strasburg, CO 80136

**\$215,000** - Closed



Listing ID:	<b>8449190</b>	MLS Status:	<b>Closed</b>
County:	<b>Arapahoe</b>	Close Price:	<b>\$215,000</b>
Property Type:	<b>Land</b>	List Price:	<b>\$220,000</b>
Property Subtype:	<b>Unimproved Land</b>	Original List Price:	<b>\$220,000</b>
Subdivision Name:	<b>Strasburg Ranch</b>	Spec. Listing Cond:	<b>None Known</b>
Listing Contract Date:	<b>10/18/2021</b>	Contingency:	<b>None Known</b>
Purchase Contract Date:	<b>02/06/2022</b>		
Close Date:	<b>03/21/2022</b>		
Days in MLS:	<b>111</b>		
Association: <b>Y</b> Multiple: <b>N</b> Cov/Rest: <b>N</b>		Assoc Fee Tot Annl:	<b>\$200.00</b>
Tax Annual Amt:	<b>\$116</b>	Tax Year:	<b>2020</b>
Tax Legal Desc:	<b>THAT PART OF THE E 1/2 OF SEC 15-4-62 DESC AS BEG AT THE CENTER OF SD SEC TH N 150.79 FT TH NE 1462.17 FT TH ALG CURVE RT 1320.09 FT TH NW 1678.3 FT TH N 475.14 FT TO BEG EX M/R'S SEC 15-4-62 (A/K/A PARCEL 5 STRASBURG RANCH)</b>		

### Site & Location Information

Lot Size:	<b>35.44 Acres / 1,543,766 SqFt</b>	Fencing:	<b>None</b>
PSF Lot:	<b>\$0.14</b>	PPA:	<b>\$6,066.59</b>
Road Surf/Front:	<b>Gravel</b>	Road Responsibility:	
Exclusions:	<b>N/A</b>	View:	<b>Mountain(s), Plains</b>
		School District:	<b>Strasburg 31-J</b>
Is Incorporated:	<b>No</b>	Parcel Number:	<b>034725121</b>
Walk Score:		Zoning Jurisdiction:	<b>County</b>
	Zoning: <b>AG</b>		<a href="#">View Walk, Bike, &amp; Transit Scores</a>

### Water & Utilities

Water Included: **No**                      Water Source:                      Sewer:

### Parking

Parking Total:	<b>0</b>	Garage Spaces:	<b>0</b>	Offstreet Spaces:	<b>0</b>
<u>Parking Type</u>	<u># of Spaces</u>	<u>Parking Length</u>	<u>Parking Width</u>	<u>Parking Description</u>	
<b>Off-Street</b>	<b>0</b>				

### Outbuildings

# of Outbuildings: **0**

### Association Information

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:	<b>Strasburg Ranch</b>		
Association Type:	<b>Voluntary</b>		
Association Phone:	<b>None</b>		
Association Website:			
Assoc Fee/Frequency:	<b>\$50.00 Quarterly</b>		
Assoc Fee Annual:	<b>\$200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$200.00</b>		
Assoc Fee Incl:	<b>Road Maintenance</b>		
Restriction Covenants:	<b>Other</b>		

### Public Remarks

**The 3 main factors in choosing where to purchase land have always seemed to be: THE LIST PRICE \* THE LOCATION \* THE VIEWS 3-out-of-3 with this parcel!! It has an elevation that offers both plain and mountain views. Only 3.7 miles south of Strasburg. Build your dream home. There is a \$50 quarterly fee for road maintenance. 2022 wheat crop planted so do not go onto the property.**

### Directions

[See Google Maps](#)

### Confidential Information

Private Remarks:	<b>Covenants can be seen in Supplements</b>		
Buyer Agency Comp:	<b>2.5%</b>	Dual Variable:	<b>No</b>
Transaction Broker Comp:	<b>2.5%</b>	Submitted Prop:	<b>No</b>
Contract Earnest Check To:	<b>Fidelity National Title Company</b>	Possession:	<b>Closing/DOD</b>
Contract Min Earnest:	<b>\$2,500</b>	Listing Terms:	<b>Cash, Conventional</b>
Title Company:	<b>Fidelity National Title Company</b>	Ownership:	<b>Individual</b>

### List Agent

List Agent:	<a href="#">Mary Zimmerman</a>	Phone:	<b>303-644-3344</b>
List Agent ID:	<b>038571</b>	Mobile:	<b>970-380-0078</b>

List Office: [GATEWAY REALTY I-70 LLC](#)



Office: **303-644-3344**  
Email: [farmhand118@aol.com](mailto:farmhand118@aol.com)

List Office ID: **0219I**

### Buyer Agent

Buyer Agent: [Nicholas Muldoon](#)  
Buyer Office: [Compass - Denver](#)

Phone: **303-638-4092**  
Email: [nick.muldoon@compass.com](mailto:nick.muldoon@compass.com)

Buyer Agent ID: **55053862**  
Buyer Office ID: **CCLL2**

### Close Information

Concessions: **No**  
Commission Modified: **NA**

Buyer Financing: **Conventional**  
Closing Comments:



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