

**RESIDENTIAL LAND FOR SALE**



Elbert Rd

Parcel Size0

Date Listed

08/03/2024

Peyton, Colorado

Listing ID

GL-

United States

1726964460

Asking Price

**\$995,000**

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11791719>

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## Overview

Buying land at this price with the many already allowed zoned uses makes this a strategic and great opportunity for the right buyer. The zoning uses include for a Church, Educational Facility/School, Vet Hospital/Convalescent Hospital, private or commercial Stables, Kennels, Animal Day Care Facilities, Lumber Yards, and Riding Academies. There are no HOA or Covenants. This parcel was apart of an 80ac parcel, the back 40ac has sold to a tree Nursery. They will not have retail sales or activities. They will use the land as a distribution location to deliver their product they sell wholesale to builders and others. Any questions please direct them to me via phone/ txt or email! Nearly 40 acres along paved frontage road with beautiful Pikes Peak views that is located only 5 to 7 minutes from Falcons Wal-Mart. The topography is flat with a dry creek towards the back of the property which adds character to the land. Water Rights associated with the 39.819 Acres: Amounts shown are Acre Feet Per Year for 100 Years: The land includes 1 acre foot per year in the Dawson Aquifer and 1 acre foot per year in the Denver Aquifer: Owner owns additional water rights as illustrated here that are available for purchase: price negotiable. These water rights are in the Denver Basin and have been Determined. Excess Water Rights Available:

For more details:

Listed by: Bradley Edwards

**Contact**

**Email**

**Phone**