

Station Gulch Ranches

35.00 Acres

Elbert County, CO

\$180,000 and up



HAYDEN  OUTDOORS.

Station Gulch Ranches

TOTAL ACRES:

35.00

PRICE:

\$180,000 and up

COUNTY:

Elbert County

CLOSEST TOWN:

Kiowa, CO

Activities & Amenities:

ATV/Off Road
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Mineral Rights

Land Details:

Total Acres: 35.00
Deeded Acres: 35.00
Zoning: A
Elevation: 6100
Topography: Varied, level to rolling
Vegetation: Grass
Mineral Rights: Yes
Sellers appurtenant mineral rights included, if any
Estimated Taxes: \$0 - 2020
Source of lot size: Survey

Property Summary:

Presenting Station Gulch Ranches. Thirty two 35 to 51 acre parcels with adjoining power and private road access. Located just minutes east of Kiowa, Colorado on Station Gulch.

Land

Each parcel is uniquely laid out to maximize building sites and to take advantage of the views. Ranging in acreage from 35 acre lots to 51 acres. The land in this community has a ton of character with rolling hills, deep draws, walkout sites and level sites. All the parcels are native grass rangeland. Pricing ranges from \$180,000 to \$210,000.

Improvements

The parcels each have access to adjoining electrical power and newly upgraded private road frontage.

Recreation

The community has rural living in mind and offers the unique opportunity to hunt your land. Species include Pronghorn, Mule Deer, Coyote, Fox, Turkey, Waterfowl and the occasional Elk.



Water/Mineral Rights & Natural Resources

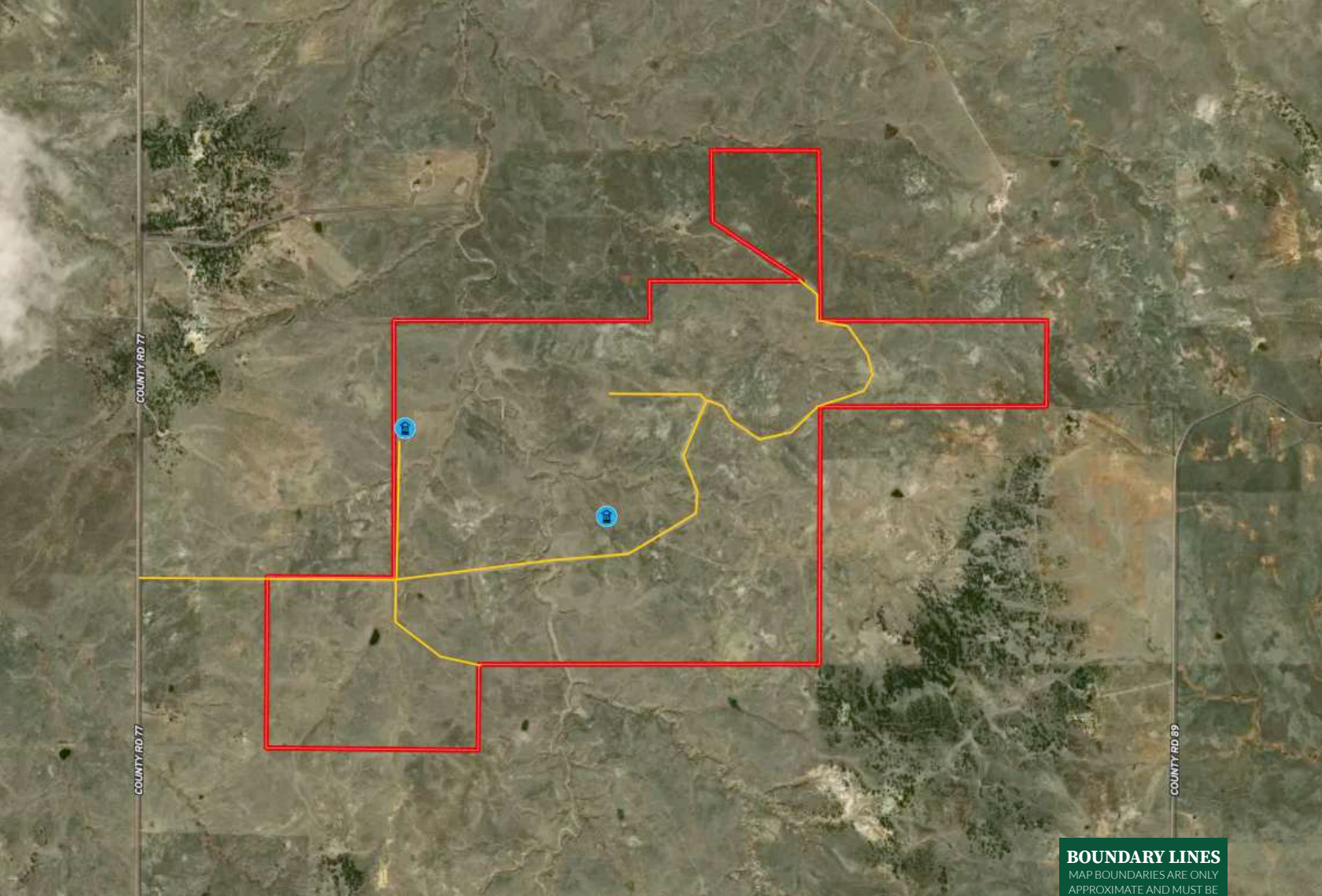
Appurtenant seller owned mineral rights will convey.

Region & Climate

Located 10 miles east and a few south of Kiowa, this community is ideal for a Denver Metro or Colorado Springs commuter. The area is a mix of farms, ranches and rural residential properties. Elbert County offers a rural environment. The short jaunt to the shopping and attractions of Denver Metro or Colorado Springs makes the ideal combination of living away from it all and location a short distance to all the amenities and attractions of world class cities.

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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary  Water Well



Jim Digby

 Broker Associate, Licensed in CO, MT & WY
 JimDigby@HaydenOutdoors.com
 303.883.8493


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