

\$3,000,000 - 3074 County Road 166, Elizabeth

MLS® #2189414

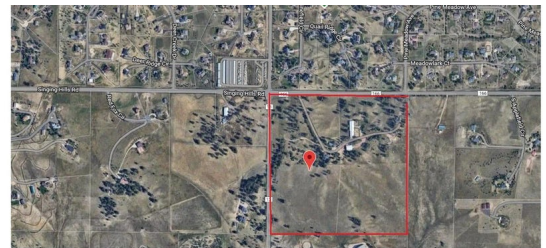
\$3,000,000

Bedroom, Bathroom, 3,909 sqft
Residential on 35.98 Acres

None, Elizabeth, CO

For the first time in over 75 years, this property is offered for sale- a legacy ranch serving three generations in Elbert County, this 35 acre parcel is being sold with the adjacent 35 acres (3076 CR 166, Elizabeth, Parcel # R105398) for 70.98 total acres of tall pines, three homes, large heated shop with concrete floors, huge barn and attached indoor riding area. 2 wells and views of Pikes Peak!!! Enjoy it today as a ranch property, family retreat or investment. The county has indicated their support to create 5-acre lots with private septic and a community water system. The seller has adjudicated the water rights and you have over 189 Acre/Feet of water in four aquifers. These parcels are also included in the Elbert County Economic Development Zone, allowing the buyer to avoid costly rezoning and facilitate develop of the property. The property is gently rolling with mature pines. The location is A+ with new subdivisions within 1 mile and strong demand for EDZ land uses. A rare offering of a large parcel with tons of potential.

Rolling topography with mature pines and views of Pikes Peak contribute to the feel of sanctuary and privacy this property offers. Dwelling units are 1344 SF, 1131 SF and 1434 SF. There are several loafing sheds, outbuildings, green house and more. These parcels are included in the Elbert County Economic Development Zone, allowing the buyer to avoid costly rezoning and develop the



property with a wide variety of land uses. Buyer should refer to the Elbert County Zoning Code EDZ Zone for details- a copy is in the Supplements. There are two wells. One is permitted. The other predates 1960 and will be permitted. This parcel contains a 1982 3/2 home, 1962 3/1.5 home and a 1982 mobile home with 2 bedroom/1 bath. There are extensive water rights included in the sale- ask listing agent for details.

Built in 1982

Essential Information

MLS® #	2189414
Price	\$3,000,000
Square Footage	3,909
Acres	35.98
Year Built	1982
Type	Residential
Sub-Type	Residential-Detached
Style	Ranch
Status	Active

Community Information

Address	3074 County Road 166
Area	Elizabeth
Subdivision	None
City	Elizabeth
County	Elbert
State	CO
Zip Code	80107

Amenities

Utilities	Electricity Available, Propane
# of Garages	10
Garages	Off Street

Interior

Heating	Baseboard
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# of Stories	1
Stories	One

Exterior

Lot Description	Mineral Rights Excluded, Corner Lot
Roof	Composition
Construction	Wood Siding

School Information

District	Elizabeth C-1
Elementary	Singing Hills
Middle	Elizabeth
High	Elizabeth

Additional Information

Days on Market	347
Zoning	A

Listing Details

Listing Office	Courtney Associates
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Listing information last updated on October 31st, 2025 at 3:26pm MDT