

\$275,000 - 12595 Dan Vw, Yoder

MLS® #5650972

\$275,000

Bedroom, Bathroom,
Land on 35.00 Acres

Foxx Valley Ranch, Yoder, CO

Ready to build your dream, homestead your heart out, or go full "off-grid entrepreneur"? Welcome to 35 acres of opportunity in Yoder - just an hour east of Colorado Springs! This agriculturally zoned property comes equipped with the essentials: electric, an active well, and septic system already in place. The crown jewel? A massive 4,000 sq ft barn on a concrete pad, previously used for a successful hemp grow and oil-infused product business. Two small cisterns inside the barn offer extra functionality and flexibility for future use. On-site you'll also find a mobile home (currently uninhabitable), complete with its axles still intact and... a full-time pigeon population that's made themselves right at home. No purged title here, so consider it a bonus fixer-upper or a future clean slate. There's also a mysterious shack that gives off "Breaking Bad meets wild west" energy - perfect for the creative visionary or curious adventurer. Whether you're dreaming of farming, launching a grow operation, starting a new business venture, or just enjoying wide open space with no HOA in sight, this property has the bones and the backstory to support something big.



Essential Information

MLS® #	5650972
Price	\$275,000

Acres	35.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	12595 Dan Vw
Area	Yoder
Subdivision	Foxx Valley Ranch
City	Yoder
County	El Paso
State	CO
Zip Code	80864

Amenities

Utilities	Natural Gas Available, Electricity Available
Garages	None

Exterior

Lot Description	Level
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School Information

District	Edison 54-JT
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Additional Information

Days on Market	70
Zoning	A-35

Listing Details

Listing Office	Real Broker, LLC DBA Real
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