

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

MLS® #7603362

\$3,000,000

Bedroom, Bathroom,
Land 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 (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. 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 is being permitted. There are also extensive water rights facilitating development- ask listing agent for details. 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.



Essential Information

MLS® # 7603362

Price	\$3,000,000
Acres	35.98
Type	Land
Sub-Type	Unimproved Land
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
Garages	None

Exterior

Lot Description	Mineral Rights Excluded, Rolling Slope, Meadow
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School Information

District	Elizabeth C-1
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Additional Information

Days on Market	344
Zoning	A

Listing Details

Listing Office	Courtney Associates
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