

\$765,000 - 718 State Highway 52, Erie

MLS® #9122845

\$765,000

Bedroom, Bathroom,
Land on 2.42 Acres

Erie Rural, Erie, CO

Welcome to a rare opportunity to own 2.4 pristine acres in Erie, Colorado. This fully fenced property offers the best of both worlds-breathtaking, uninterrupted views of the iconic Flatirons paired with the peace and privacy of rural living. Whether you're looking to build your dream home or continue with the seller's original home plans, this parcel is set up and ready to go.

The land boasts a solid infrastructure foundation with key utilities already in place. A temporary electric power pole and meter have been installed, ensuring that construction can proceed without delay. A city water tap has been connected to the existing foundation, and water lines run along both the east and south sides of the property, providing ample options for future irrigation. Additionally, a permitted septic system is already installed and approved for a 3-bedroom, 2.5-bath home, saving you both time and expense in the build process. No HOA and no covenants allow for flexible building opportunities.

Access is a breeze with close proximity to Hwy 52, giving you easy commutes to nearby towns while still enjoying a quiet, country atmosphere. The soil and septic studies have already been completed and are available upon request, offering peace of mind as you move forward with development.

The current owner had begun construction



with the vision of a custom home and has made significant progress, including work on the foundation. Their change in plans creates an opportunity for a new buyer to take the reins and complete the project-or design and build a custom home of their own. The existing plans have already been approved and can be provided to help bring your vision to life even faster.

With majestic mountain views, existing utilities, and prime accessibility, this property is a true gem. Whether you're dreaming of a modern farmhouse, custom barndominium, or your own private retreat, this land offers the opportunity to make it happen.

Essential Information

MLS® #	9122845
Price	\$765,000
Acres	2.42
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	718 State Highway 52
Area	Erie
Subdivision	Erie Rural
City	Erie
County	Weld
State	CO
Zip Code	80516

Amenities

Utilities	Electricity Available
Garages	None
View	Mountain(s)

Exterior

Lot Description Level

School Information

District St. Vrain Valley RE-1J

Additional Information

Days on Market 132

Zoning A AG

Listing Details

Listing Office Great Plains Land Company, LLC

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