

\$995,000 - 2677 S Platte River Road, Sedalia

MLS® #2270041

\$995,000

3 Bedroom, 1.00 Bathroom, 1,147 sqft

Residential on 5.89 Acres

None, Sedalia, CO

Claim a rare jewel on the Colorado Front Range—a 6-acre riverfront sanctuary bordered by Pike National Forest on two sides. With over 1,000 feet of Gold Medal South Platte River frontage—one of the nation’s top fly-fishing spots—this land is paradise for anglers, kayakers, and nature lovers. Serene willows draw ducks, foxes, and bald eagles. Lush prairie grass, once used for grazing, is perfect for horses, stables, paddocks, or trails. With abundant southern sun, low elevation, a mild climate, and rich soil, the property invites vibrant landscaping. A high-yield, permitted well with irrigation rights supports gardens or pastures.

Back-dropped by Long Scraggy Peak, enjoy direct access to the Colorado Trail and nearby off-road motorcycle, UTV, and Jeep trails. Located in GMUs 51 and 501, it provides exceptional hunting access for elk and mule deer. Though remote, it's just minutes from Deckers’ shops, bars, and restaurants. It’s ideal as a vacation retreat or primary home—only 15 minutes to Deckers, 45 to Castle Rock or Denver, and 1 hour to Colorado Springs—making it surprisingly commutable.

Nestled among spruce trees in a sunny river valley, the rustic 3-bedroom, 1-bath home offers a blank canvas. Though needing more than a standard remodel, it includes an enclosed porch, open-concept layout, garage,



and large windows. Revamp it, build new, or add another home.

Flexible Douglas County zoning allows short-term rentals, livestock, equestrian use, and a limited home-based business, providing prime income opportunities. Add a barn, shop, or second dwelling to craft your dream estate.

Built in 1955

Essential Information

MLS® #	2270041
Price	\$995,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,147
Acres	5.89
Year Built	1955
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	2677 S Platte River Road
Subdivision	None
City	Sedalia
County	Douglas
State	CO
Zip Code	80135

Amenities

Utilities	Electricity, Propane
# of Garages	1

Interior

Appliances	Oven
Heating	Propane
Cooling	None

Fireplace	Yes
Fireplaces	Pellet
Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Masonite Type
Lot Description	Borders Natl Forest, Mountain View, Rural, Stream/Creek, View of Rock Formations
Roof	Composite Shingle
Construction	Existing Home
Foundation	Crawl Space

School Information

District	DOU
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Additional Information

HOA Fees	0.00
HOA Fees Freq.	Not Applicable

Listing Details

Listing Office	Great Plains Land Company
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