

\$799,900 - Lot 2 Stepler Road, Colorado Springs

MLS® #8342958

\$799,900

Bedroom, Bathroom,
Land on 40.00 Acres

None, Colorado Springs, CO

Spectacular investment in the quickly growing and very desirable Black Forest area with a very rare 2 acre spring fed pond! Prime development opportunity or estate style living on 40 acres with lush rolling green meadows and phenomenal Pikes Peak views. Parcels of this size with live water are unusual and rarely come on the market. This property could suit many uses - close-in ranch to build your dream home, land development into smaller parcels, future investment, equestrian estate - the possibilities are endless. Water rights in all 4 aquifers are available for adjudication and augmentation and would provide an abundance of ground water in all four aquifers. The property is currently zoned RR-5 so the property could be subdivided into 8 parcels of 5 acre each with El Paso County approval. Possible subdivision into 16 parcels of 2.5 acres each with county approval on a rezone and subdivision. Located in desirable and award winning School District 38. Close proximity to Flying Horse North Golf Course and Kings Deer Golf Course. Only 20 minutes to Colorado Springs or 45 minutes to Denver. Located only 2 miles to Highway 83 and a short distance further to I-25. Located near the upscale communities of Flying Horse north, High Forest Ranch, Settler Ranch and Kings Deer. Low agricultural taxes to keep holding costs minimal. Amazing wildlife with herds of antelope, deer, fox and elk. No covenants or HOA. Zoned for horses, cattle and outbuildings. Located off of a paved county



maintained road. This is a unique opportunity for an astute buyer or developer looking for prime land in the fast growing and sought after Black Forest area. No covenants or HOA. Zones for horses, livestock and other animals as well as outbuildings.

Essential Information

MLS® #	8342958
Price	\$799,900
Acres	40.00
Type	Land
Status	Active

Community Information

Address	Lot 2 Steppler Road
Subdivision	None
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80908

Amenities

Features	Addl Water Rights, Horses Allowed, Manufactured Homes Allowed, Fence-Partial, Fence-Perimeter, Existing Survey
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Exterior

Lot Description	Level, Meadow, Mountain View, View of Pikes Peak, Spring/Pond/Lake
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School Information

District	38-Lewis-Palmer
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Listing Details

Listing Office	LIV Sotheby's International Realty CO Springs
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