

\$400,000 - 898 S County Highway 67, Sedalia

MLS® #9406857

\$400,000

Bedroom, Bathroom,
Land on 8.36 Acres

Herrick Rechargnac, Sedalia, CO

Your mountaintop retreat homesite awaits!! This 8.36 acre parcel offers the opportunity to build one custom main home plus several secondary structures such as barns, steel buildings, Air BnB units / Mother in Law / Carriage Homes, and more! Conveyed with sale: two sets of main home plans (one modern, one mountain rustic), 50x60 steel building plans, AND the frame pieces for the steel building, onsite! Build peace and seclusion with views from 3 building sites on your private hilltop, plus a 4th potential building site at the bottom of the hill, creekside! Two access roads. Wild turkeys and other wildlife are plentiful! The property has a Sedalia address in coveted Douglas County, but is closer to Deckers and its famous world class fishing. Peace and quiet yet surrounded by activities, the property is only 1.2 miles from live music and dining at Sprucewood Inn, and one of the Rampart Range OHV trail entrances! Columbine public archery lies only 2.5 miles away, Indian Creek Campground, Equestrian Campground & Trailhead is only 4.2 miles from your home. Rampart Range Road & Recreation Area entry is 4.5 Miles away with world class trails leading all the way to Colorado Springs! Wide Open Saloon is a mere 14.7 Miles, and only 20.5 miles to I-25. This property is the perfect blend of seclusion yet still a very short drive to highway access to Castle Rock, DTC, and Denver. Colorado mountain home sites with these features have become highly sought



after post pandemic for their "breathing room" and seclusion, yet surrounded by recreation and convenient to shopping and business centers. Build one home for yourself and 2-3 Air BnB units to cash flow? Contact us today! Trailers or Campers onsite not included.

Essential Information

MLS® #	9406857
Price	\$400,000
Acres	8.36
Type	Land
Status	Active

Community Information

Address	898 S County Highway 67
Subdivision	Herrick Rechignac
City	Sedalia
County	Douglas
State	CO
Zip Code	80135

Exterior

Lot Description	Borders Natl Forest, Mountain View, Sloping, Stream/Creek, Trees/Woods
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School Information

District	DOU
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Listing Details

Listing Office	Century 21 Elevated Real Estat
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