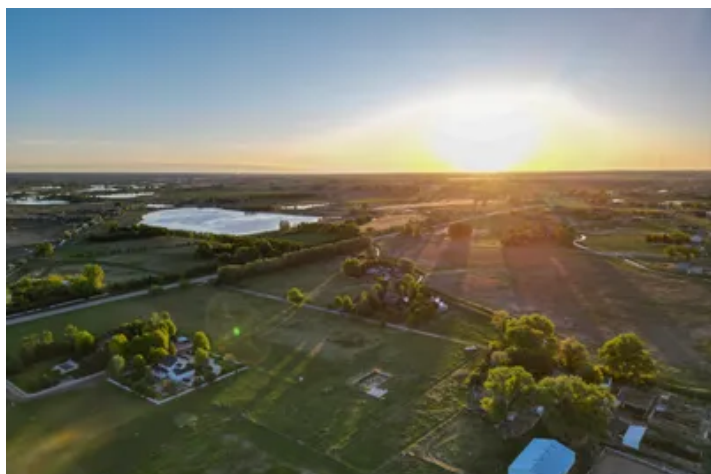


**2.42 Acres - Residential Building Site - Utilities & Septic  
In Place**  
718 State Highway 52  
Erie, CO 80516

**\$765,000**  
2.420± Acres  
Weld County



## 2.42 Acres - Residential Building Site - Utilities & Septic In Place

### Erie, CO / Weld County

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#### **SUMMARY**

##### **Address**

718 State Highway 52

##### **City, State Zip**

Erie, CO 80516

##### **County**

Weld County

##### **Type**

Farms, Lot, Business Opportunity, Horse Property, Undeveloped Land, Ranches

##### **Latitude / Longitude**

40.084827 / -105.041841

##### **Acreage**

2.420

##### **Price**

\$765,000

##### **Property Website**

<https://greatplainslandcompany.com/detail/2-42-acres-residential-building-site-utilities-septic-in-place-weld-colorado/81590/>



## 2.42 Acres - Residential Building Site - Utilities & Septic In Place Erie, CO / Weld County

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### **PROPERTY DESCRIPTION**

#### **2.4 Acres with Stunning Flatiron Views – Ready to Build – Erie, Colorado | Weld County**

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.

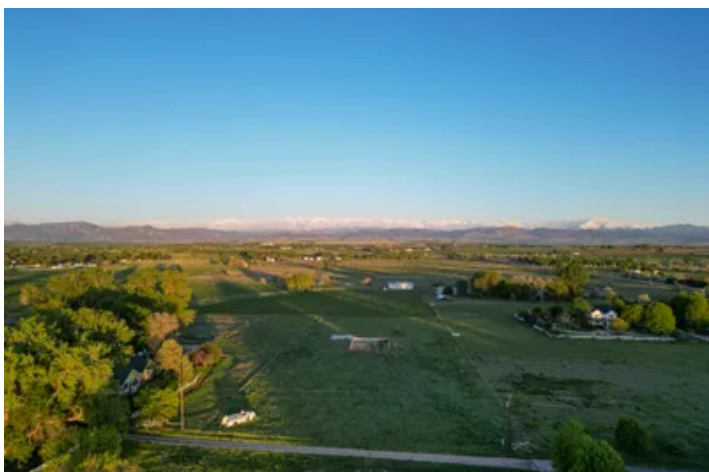
The current owner had begun construction with the vision of a custom home and has made significant progress, including work on the foundation. Their change in plans creates an opportunity for a new buyer to take the reins and complete the project—or design and build a custom home of their own. The existing 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.



**2.42 Acres - Residential Building Site - Utilities & Septic In Place**  
**Erie, CO / Weld County**

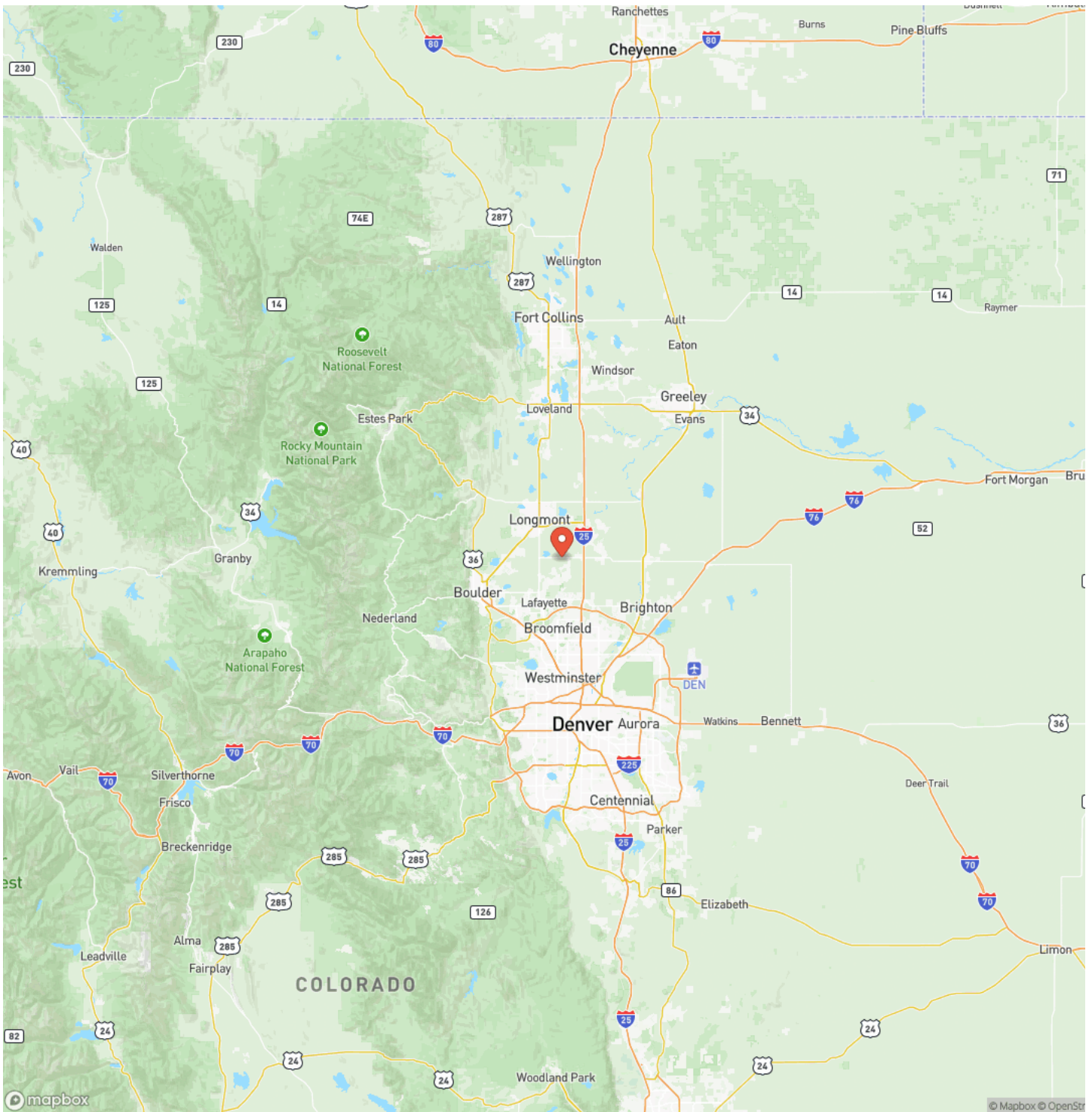
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# Locator Map



## Locator Map



## Satellite Map



**2.42 Acres - Residential Building Site - Utilities & Septic In Place**  
**Erie, CO / Weld County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ethan Janicki

## Mobile

(303) 963-6738

## Email

ethan@greatplains.land

### Address

3460 E. Nielsen Ln

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## This image shows a full page of a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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