

41 Acres Arapahoe County, CO
TBD County Road 42
Byers, CO 80103

\$150,000
41± Acres
Arapahoe County



41 Acres Arapahoe County, CO
Byers, CO / Arapahoe County

SUMMARY

Address

TBD County Road 42

City, State Zip

Byers, CO 80103

County

Arapahoe County

Type

Farms, Horse Property, Lot, Undeveloped Land, Recreational Land

Latitude / Longitude

39.581441 / -104.223841

Acreage

41

Price

\$150,000

Property Website

<https://greatplainslandcompany.com/detail/41-acres-arapahoe-county-co-arapahoe-colorado/87862/>



PROPERTY DESCRIPTION

Exceptional 41-Acre Rural Property in Arapahoe County, Colorado

Discover your own piece of Colorado paradise with this stunning 41-acre property in Arapahoe County. This exceptional land offering presents an incredible opportunity for those seeking to build their dream home or invest in prime Colorado real estate.

Prime Location & Accessibility

Located just 9 miles south of Byers, Colorado, this property offers the perfect balance of rural tranquility and convenient access to amenities. With only a 10-minute drive to Byers and 15 minutes to Deer Trail, you'll enjoy easy access to shopping, dining, and essential services while maintaining the privacy and space that rural living provides.

Land Features & Development Ready

The property boasts predominantly level terrain, making it an ideal potential residential building site with minimal grading requirements. This level topography reduces construction costs and provides flexibility for various development options, from a custom home to agricultural uses. An electric power pole has been professionally installed, providing immediate access to electrical service and eliminating major initial development costs.

Infrastructure & Boundaries

The property comes partially fenced, providing practical benefits and cost savings for the new owner. Existing fencing helps define boundaries, provides security, and offers a foundation for additional fencing if needed for livestock or privacy purposes.

Zoning & Potential

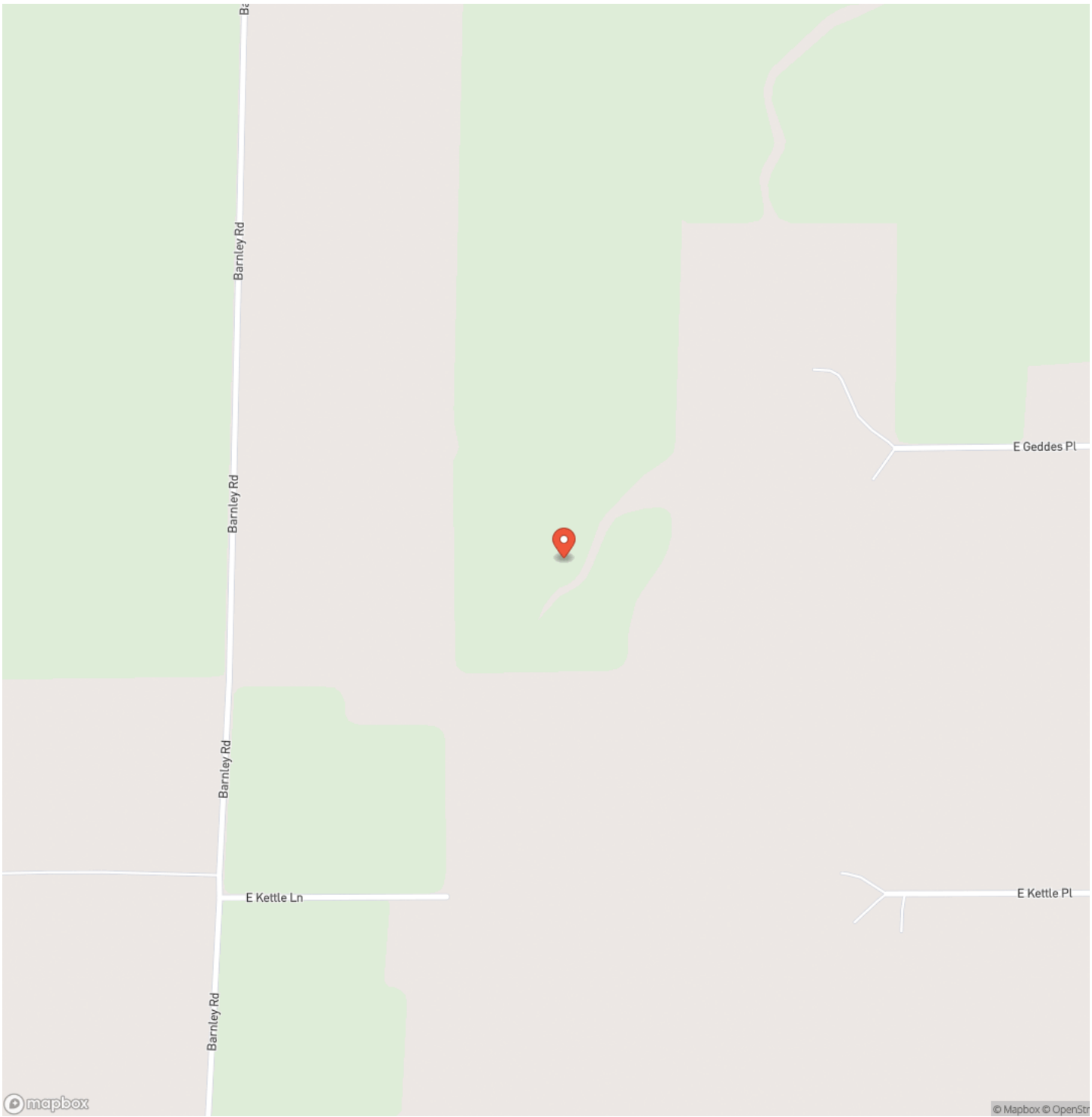
Currently zoned AE (Agricultural Estate), this property offers flexibility for residential construction, agricultural activities, and various rural enterprises while maintaining its rural character. This zoning preserves the area's heritage while accommodating modern residential and lifestyle needs.

The details provided have been gathered from sources deemed trustworthy, but their accuracy and completeness have not been independently verified. Great Plains Land Company offers no assurances, warranties, or guarantees regarding the information presented. Great Plains Land Company bears no responsibility or liability for any inaccuracies, omissions, or reliability issues within this content. It is strongly advised that you perform your own thorough, independent investigation of the property and confirm all information yourself. Any decision to rely on this information is made entirely at your own discretion and risk.

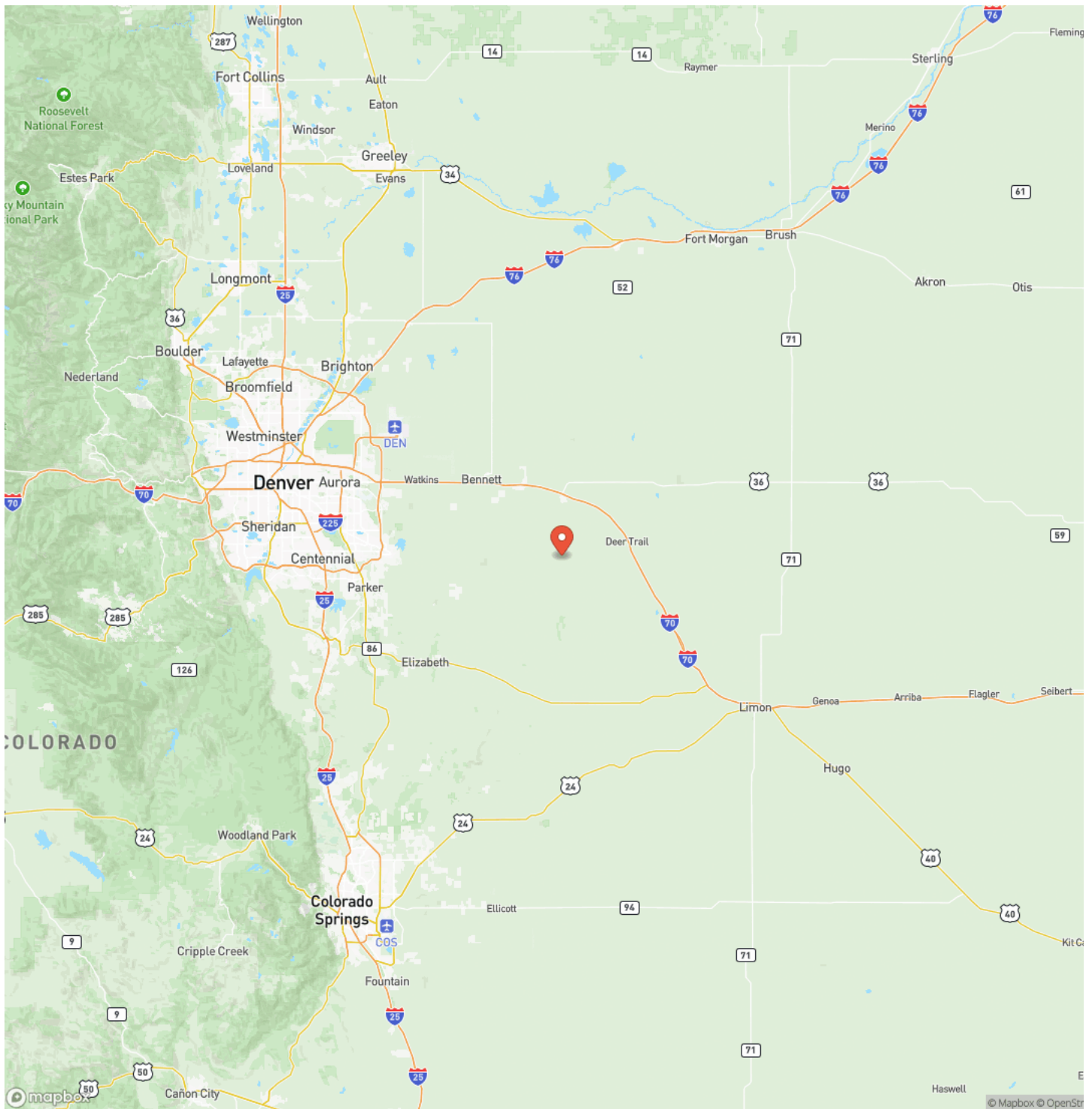
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

Mobile

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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.

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MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

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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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