

20 Acres - County Road 55
TBD County Road 55
Keenesburg, CO 80643

\$325,000
20± Acres
Weld County



20 Acres - County Road 55
Keenesburg, CO / Weld County

SUMMARY

Address

TBD County Road 55

City, State Zip

Keenesburg, CO 80643

County

Weld County

Type

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

Latitude / Longitude

40.014838 / -104.546203

Acreage

20

Price

\$325,000

Property Website

<https://greatplainslandcompany.com/detail/20-acres-county-road-55-weld-colorado/95805/>



20 Acres - County Road 55 Keenesburg, CO / Weld County

PROPERTY DESCRIPTION

20 Acres with Mountain and Reservoir Views – Weld County, Colorado

Located at the corner of County Road 4 and County Road 55, this 20-acre parcel offers sweeping views of the Rocky Mountains and Prospect Reservoir. The land provides an excellent residential building site with electric service available nearby. Well and septic will need to be installed.

The property is conveniently positioned just 10 minutes from Keenesburg and Hudson, 15 minutes to Lochbuie, 30 minutes to Denver International Airport, and 35 minutes to Denver.

This parcel was legally split in 2019 under Weld County's former "Recorded Exemption" rule, a process that was phased out in late 2020. As a result, parcels of this size are no longer being created through that simplified division process, making this a rare find in today's market.

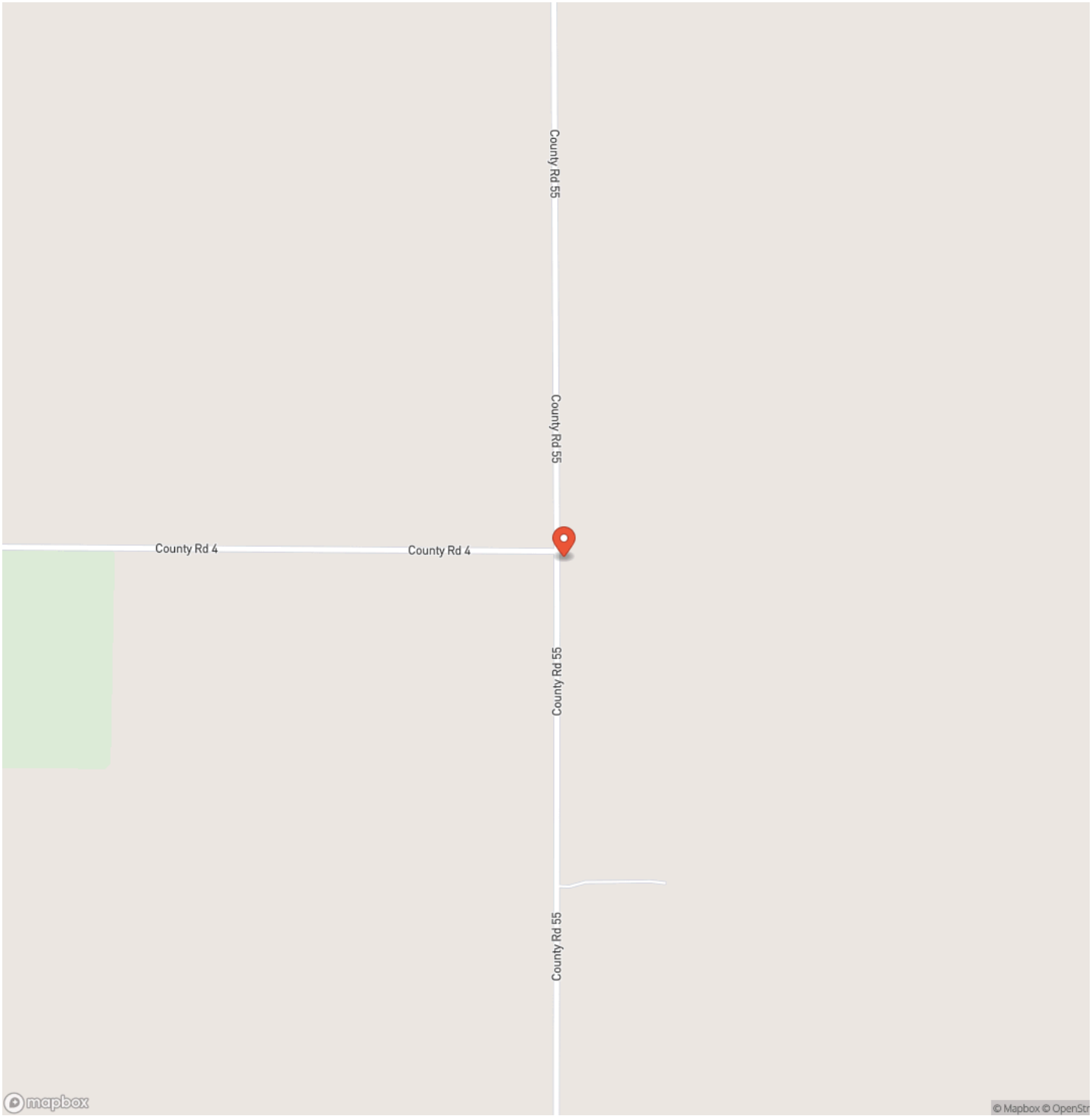
With no deed restrictions, covenants, or HOA, you have tremendous flexibility in how you develop the property. This is a unique opportunity for anyone looking for acreage with accessibility and the freedom to build as they choose.

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.

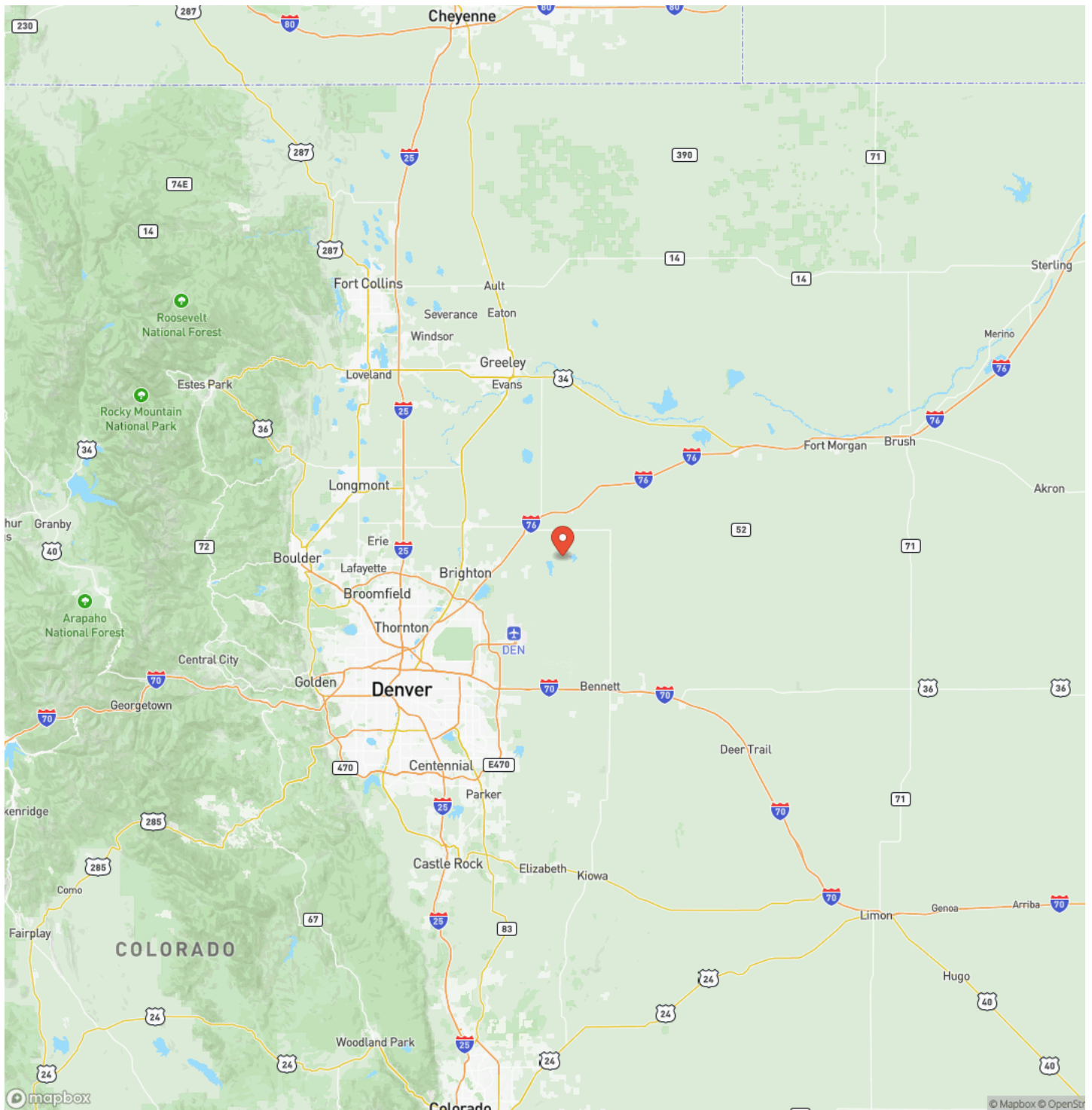
20 Acres - County Road 55
Keenesburg, CO / Weld County



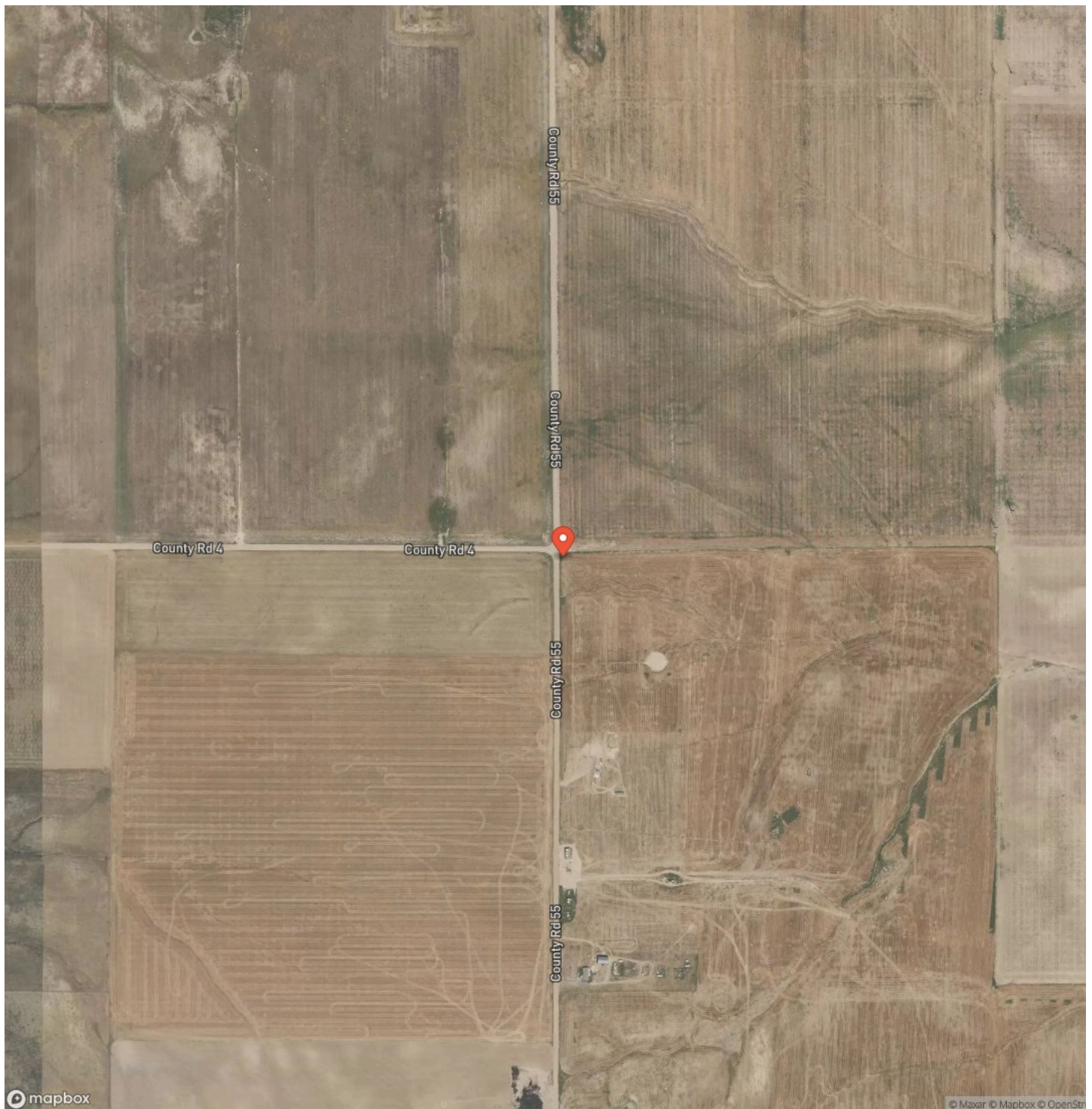
Locator Map



Locator Map



Satellite Map



**20 Acres - County Road 55
Keenesburg, 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.

MORE INFO ONLINE:
greatplainslandcompany.com

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.



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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com
