

**Building Site With Paved Road Frontage near Strasburg,  
CO**  
TBD Strasburg Road  
Strasburg, CO 80136

**\$214,950**  
35.900± Acres  
Adams County



## Building Site With Paved Road Frontage near Strasburg, CO Strasburg, CO / Adams County

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### **SUMMARY**

#### **Address**

TBD Strasburg Road

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

Strasburg, CO 80136

#### **County**

Adams County

#### **Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

#### **Latitude / Longitude**

39.8679 / -104.3198

#### **Acreage**

35.900

#### **Price**

\$214,950

#### **Property Website**

<https://greatplainslandcompany.com/detail/building-site-with-paved-road-frontage-near-strasburg-co-adams-colorado/68451/>



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### **PROPERTY DESCRIPTION**

Here is a level potential building site (Parcel #4) near the Denver Metro area with good paved road frontage and mountain views. Come enjoy the rural lifestyle with great access to I-70 and the town of Strasburg. Wolfe Creek flows through the parcel with local wildlife frequently using the creek bottom as a natural travel corridor and a water source. It would make a nice place for someone looking to have some space away from the city. There are no HOAs or covenants with the only restrictions being from Adams County. The parcel has the possibility of annual income as a portion of the acreage is in tillable cropland production and is currently leased to a local tenant. A recent survey has been completed and can be supplied upon request. The corners have been marked with green posts to identify property lines. Additional parcels are available for increased acreage if desired. The average moisture for the area is 15 to 17 inches annually. Several restaurants and businesses can be found in nearby Strasburg, CO. Contact your Land Professional today for more information or schedule a private showing. Showings by appointment only.

#### Property Details:

- Located north of Strasburg, CO
- Paved Road Frontage
- Close Proximity to Denver Metro
- Several Potential Building Sites
- No HOA's or Covenants
- Wolf Creek

#### Nearby Areas:

- 9 miles from Strasburg, Colorado
- 10 miles from Bennett, Colorado
- 18 miles from Watkins, Colorado
- 19 miles from DIA
- 28 miles from Aurora, Colorado

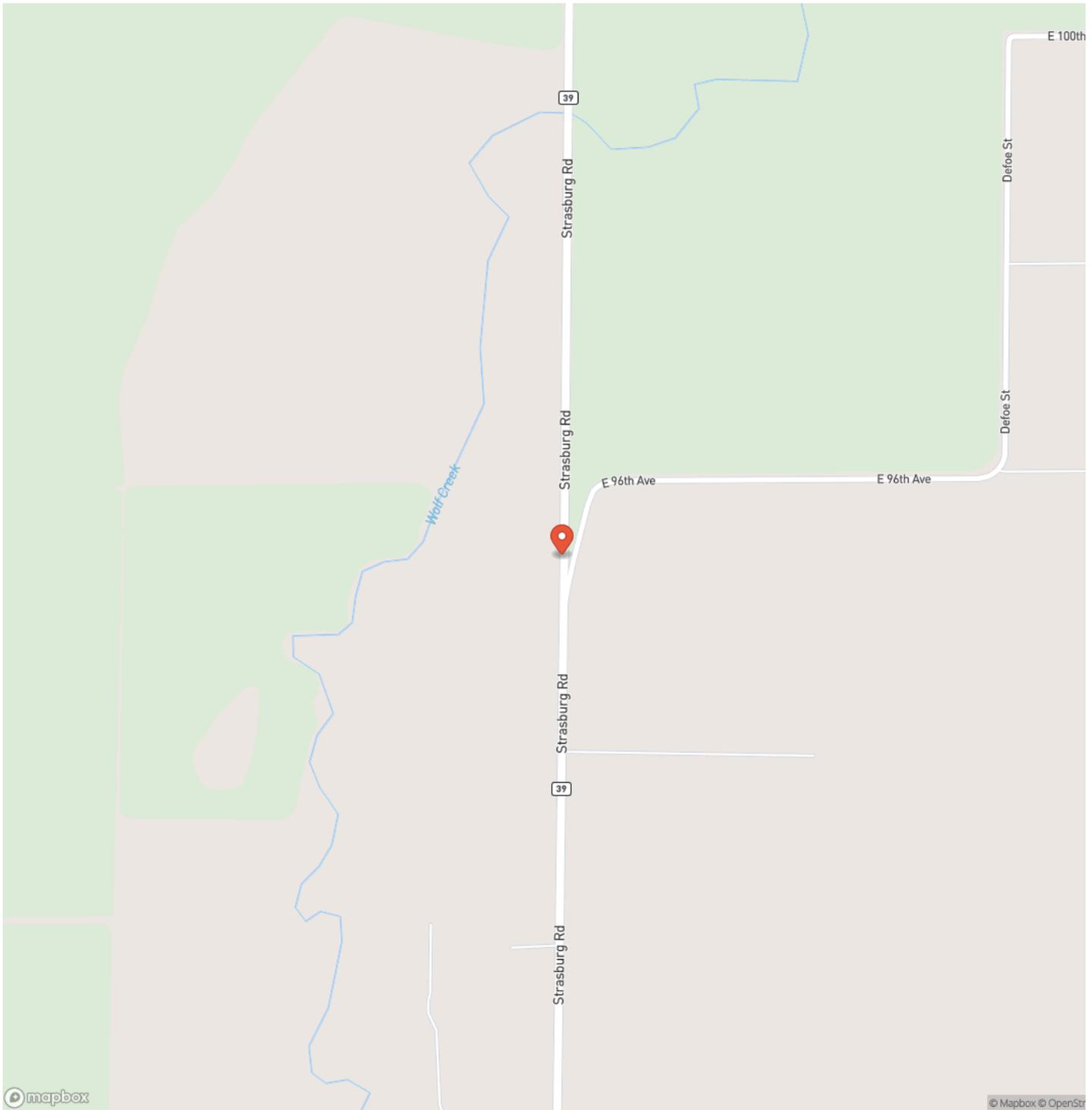
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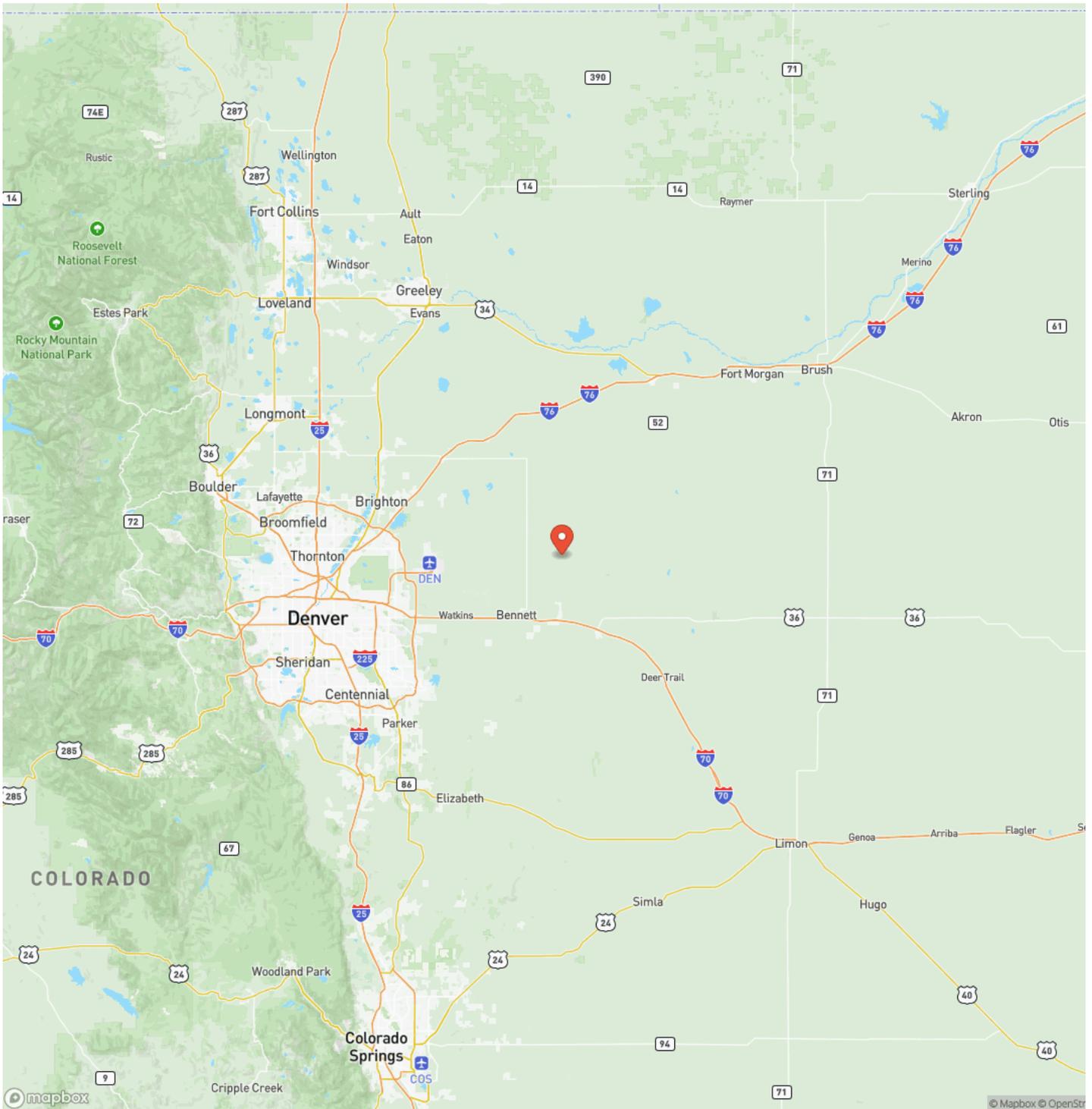
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## Locator Map



# Locator Map



## Satellite Map







## **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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