

**Level Potential Building Lot with Paved Road Frontage
& Mountain Views**
TBD Strasburg Rd.
Strasburg, CO 80136

\$219,950
35.980± Acres
Adams County



Level Potential Building Lot with Paved Road Frontage & Mountain Views Strasburg, CO / Adams County

SUMMARY

Address

TBD Strasburg Rd.

City, State Zip

Strasburg, CO 80136

County

Adams County

Type

Farms, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

39.8736 / -104.3197

Acreage

35.980

Price

\$219,950

Property Website

<https://greatplainslandcompany.com/detail/level-potential-building-lot-with-paved-road-frontage-mountain-views-adams-colorado/86896/>



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PROPERTY DESCRIPTION

Here is a level potential building site (Parcel #3) 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. There are great views of nearby Wolfe Creek that frequently has local wildlife using it as a 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 most 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. 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
- Potential building site with paved road frontage
- Mountain views
- Tillable cropland acres
- Recent survey completed
- Low taxes

Nearby Areas:

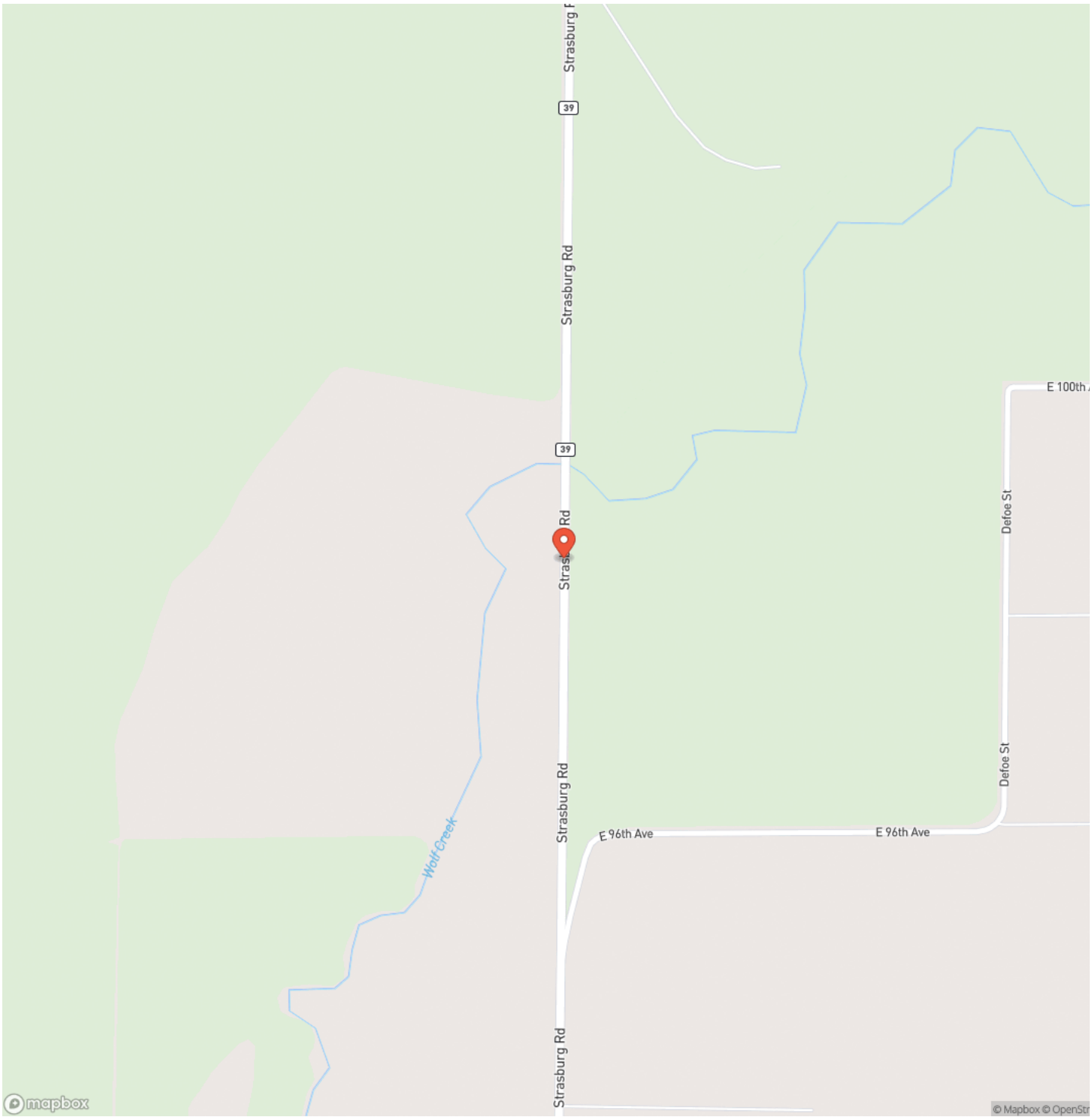
- 9 miles from Strasburg, Colorado
- 10 miles from Bennett, Colorado
- 18 miles from Watkins, Colorado
- 19 miles from DIA
- 28 miles from Aurora, Colorado

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

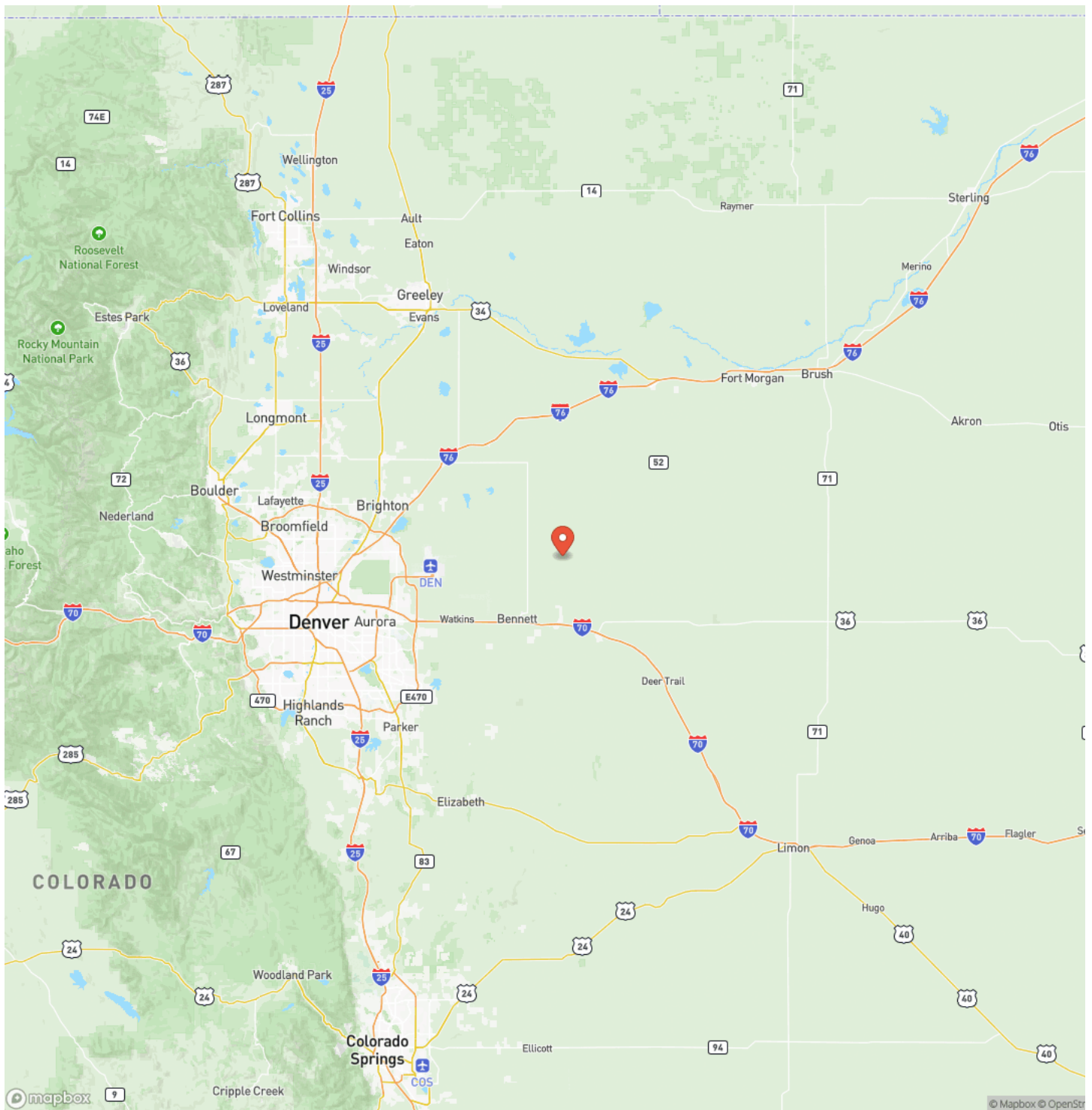
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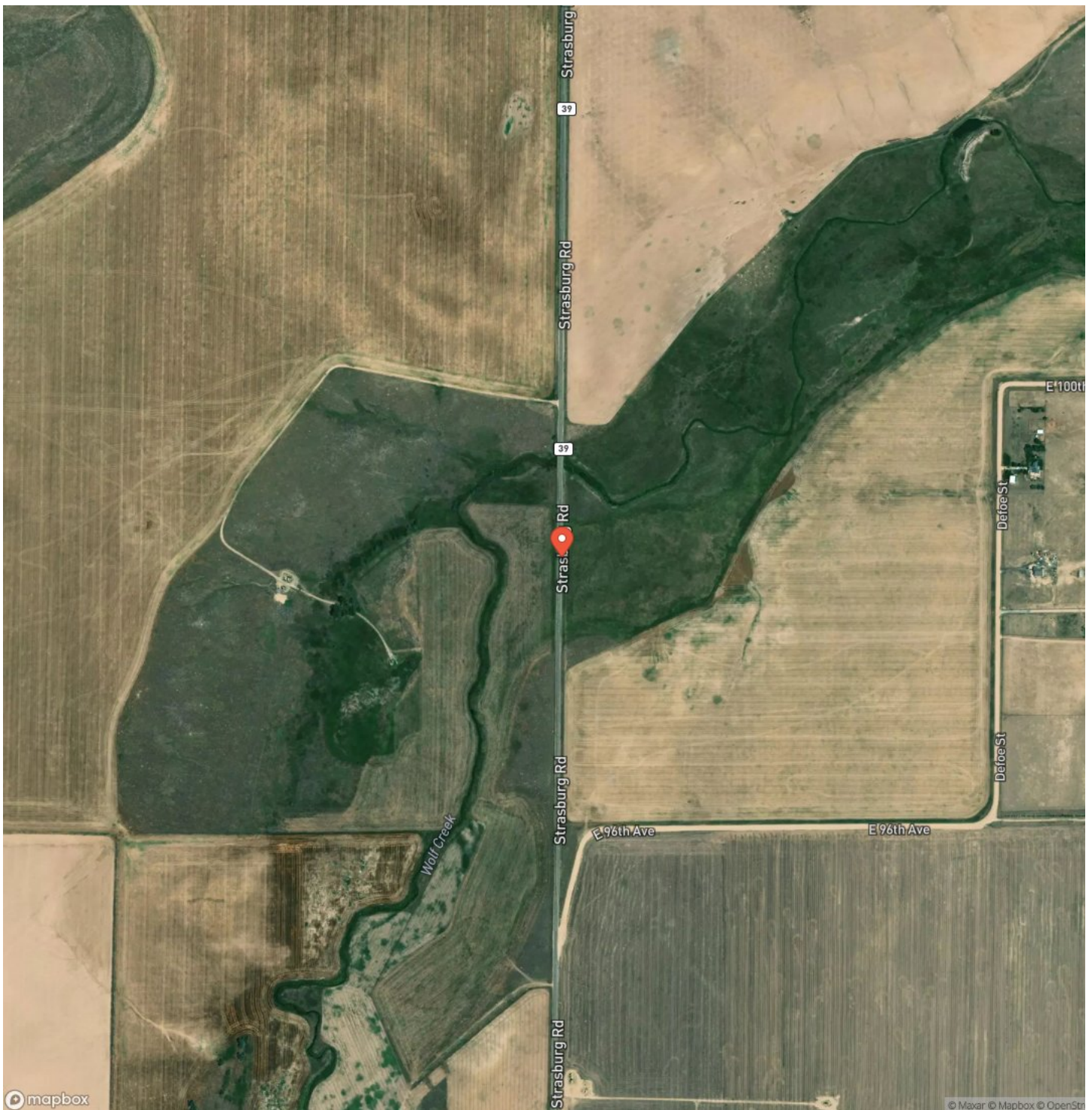
Locator Map



Locator Map



Satellite Map



Level Potential Building Lot with Paved Road Frontage & Mountain Views Strasburg, CO / Adams County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of blank handwriting practice paper. It features 20 evenly spaced horizontal blue lines across the entire page, providing a guide for letter height and placement. The lines are uniform in color and thickness, set against a plain white background. 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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