

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

**\$224,950**  
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**

\$224,950

#### **Property Website**

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





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

---

### **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

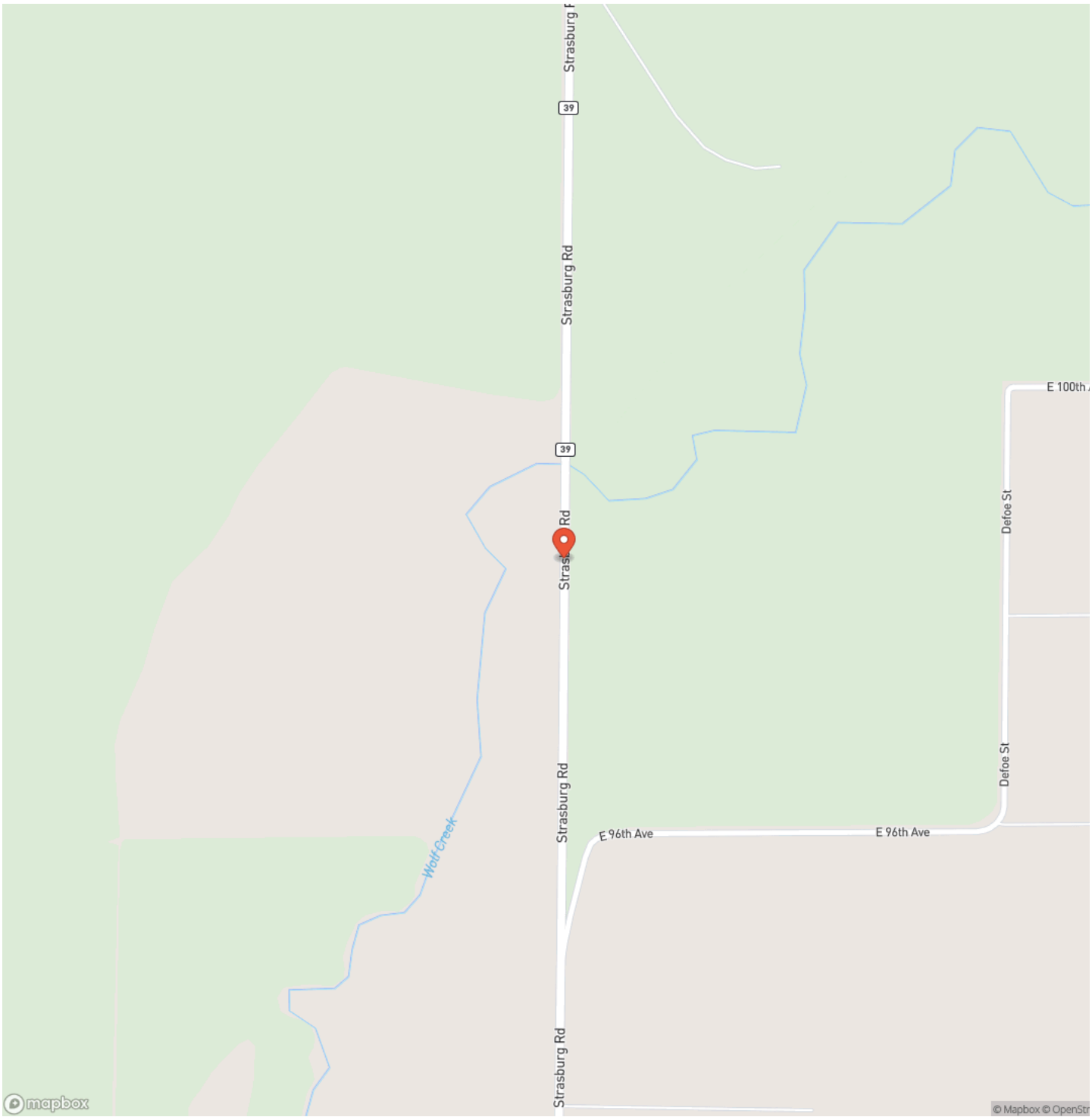
*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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

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

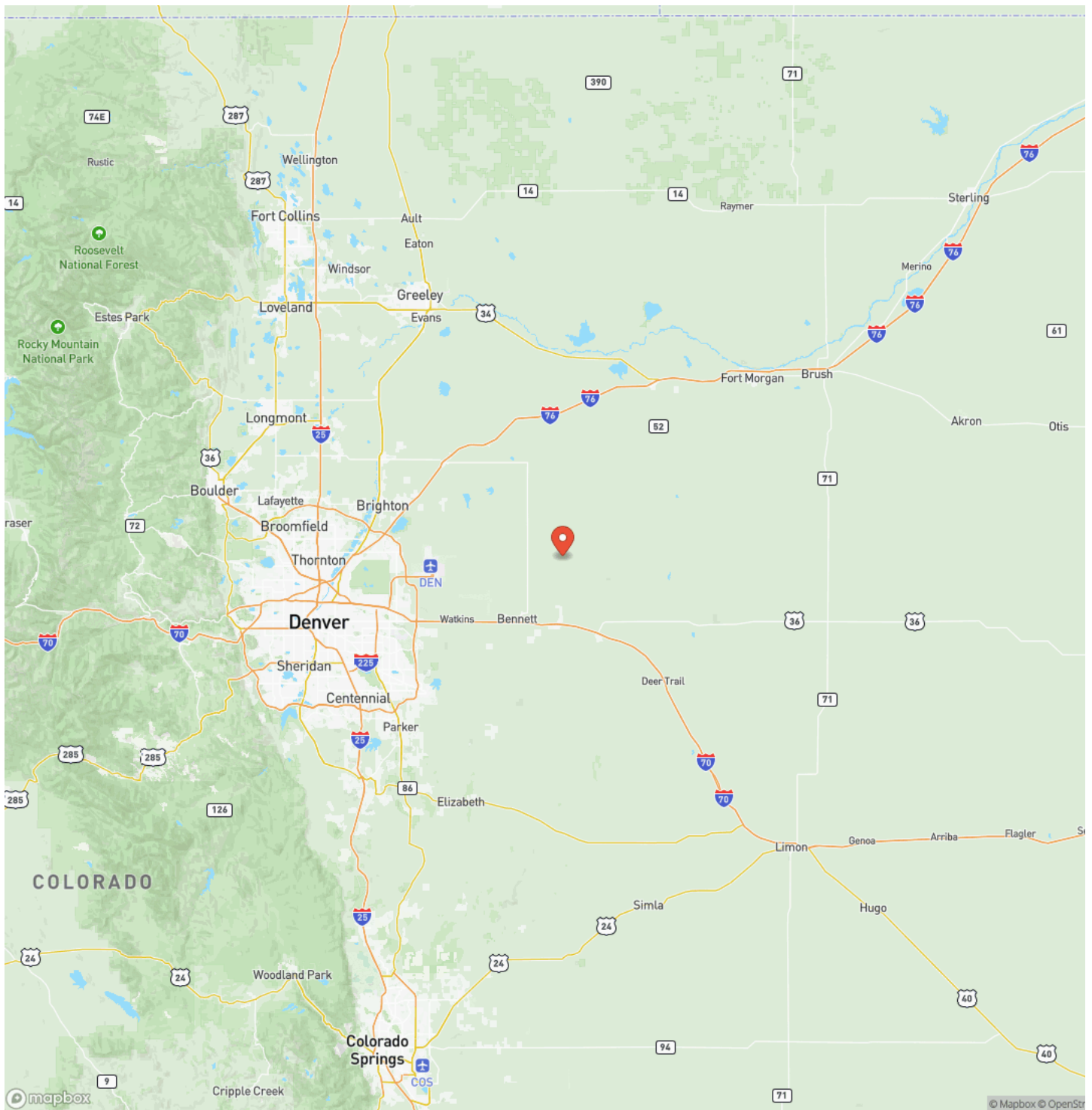
---



Locator Map

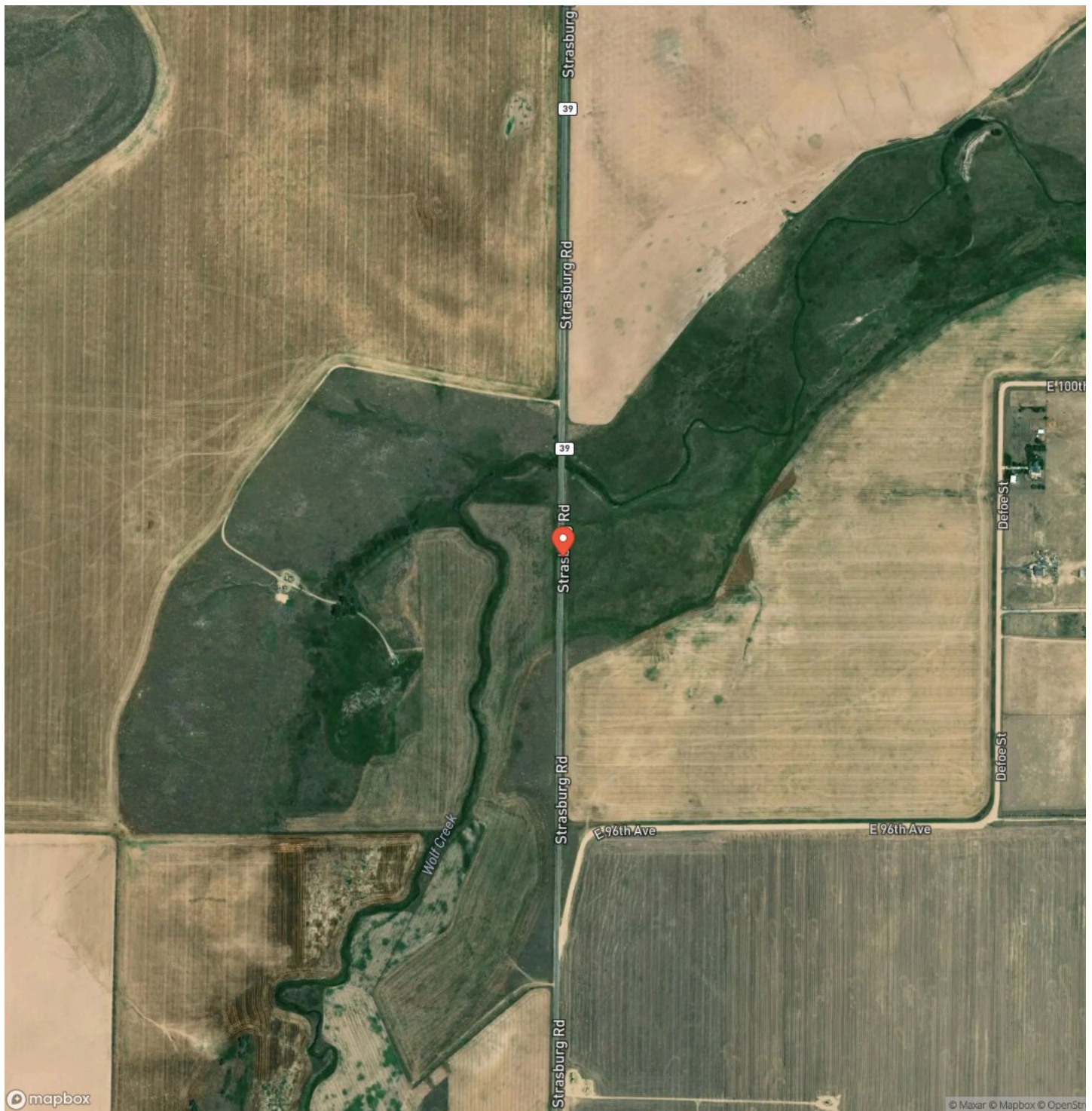


## Locator Map





## 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]



[illegible]

**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](http://greatplainslandcompany.com)

---