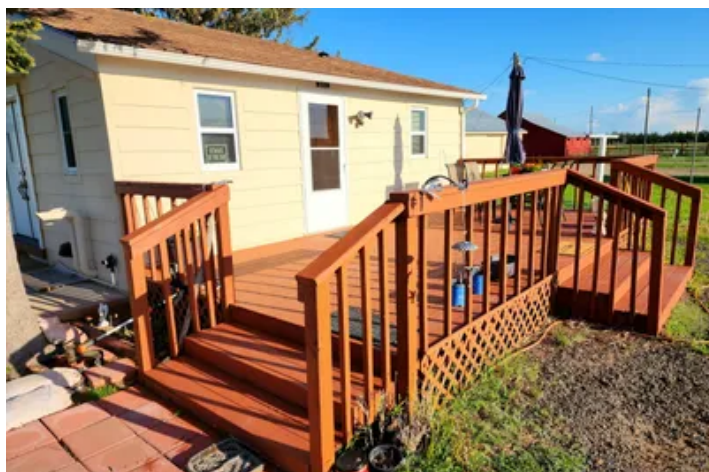


Multiple Homes & Outbuildings on Acreage
351 County Road W
Flagler, CO 80815

\$599,000
80± Acres
Kit Carson County



Multiple Homes & Outbuildings on Acreage Flagler, CO / Kit Carson County

SUMMARY

Address

351 County Road W

City, State Zip

Flagler, CO 80815

County

Kit Carson County

Type

Hunting Land, Farms, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

Latitude / Longitude

39.3169 / -103.148675

Taxes (Annually)

859

Dwelling Square Feet

3240

Bedrooms / Bathrooms

5 / 3

Acreage

80

Price

\$599,000

Property Website

<https://greatplainslandcompany.com/detail/multiple-homes-outbuildings-on-acreage-kit-carson-colorado/81429/>



Multiple Homes & Outbuildings on Acreage Flagler, CO / Kit Carson County

PROPERTY DESCRIPTION

Here is an opportunity to purchase multiple homes with numerous outbuildings on acreage in Eastern Colorado. In the main house you will find 2BR 1BA with extensive updates. The updates include a modern kitchen, newer roof, windows, kitchen, flooring, central air, master bedroom, and bathroom that you need to see to appreciate. Several outbuildings are found around the main home and include a Cleary building shop with concrete floor & car lift, large Quonset, livestock barn, chicken house, oversized garage, pump house, and older meat locker. Almost all of the outbuildings have electricity and are in good condition. Whether you need extra space for a small business, equipment, cars, or livestock this place has it. An additional partially updated 3BR 2BA home can be found just to the east of the main home. This additional home could be great for someone looking for a multiple generational property or even could be turned into a rental. The home has many updates also and is almost fully finished. A survey has been completed and registered with the county creating two separate parcels for each home. Each home has its own utilities, water wells, and septic systems.

Approximate Outbuilding Sizes:

- Cleary Building (30FT X 40FT)
- Quonset (40FT X 100FT)
- Detached Garage (32FT X 24FT)
- Red Barn (48FT X 38FT)
- Well House (12FT X 16FT)
- Chicken House (12ft X 12FT)
- Meat Locker (10FT X 12FT)

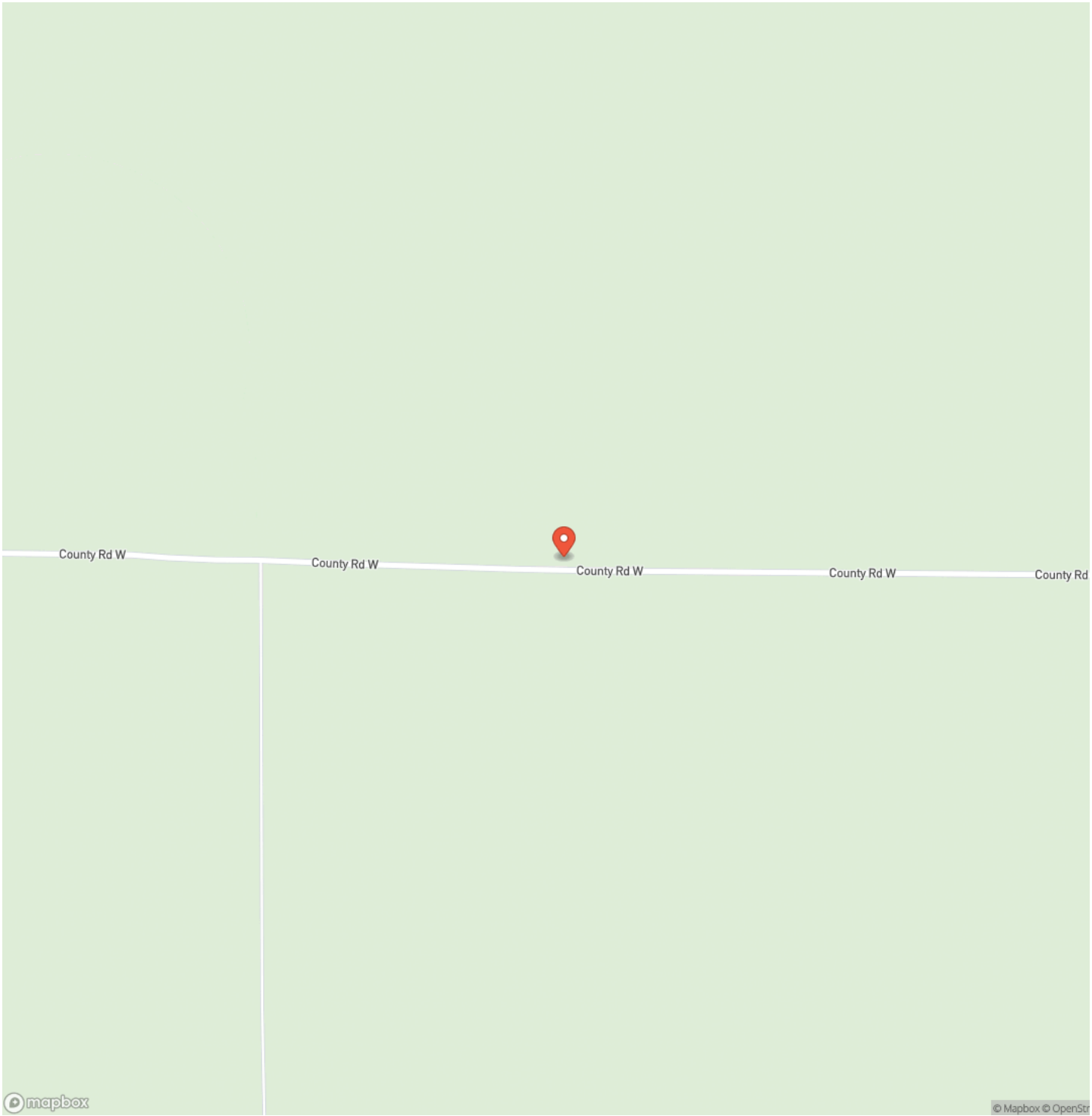
Consisting of roughly 80+/- acres the property has been set up for livestock and rotational grazing. This property would be great for 4H livestock or a buyer just looking to get away from the hustle and bustle of the city. The acreage even has a history of crop production and could even be converted back into cropland if desired by the new owners. Located on a dead-end maintained county road, the property has good access and is only a short distance from Flagler, CO & Interstate I-70. **SHOWINGS BY APPOINTMENT ONLY!!!** Contact the listing agent for more information or to schedule a showing.

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.

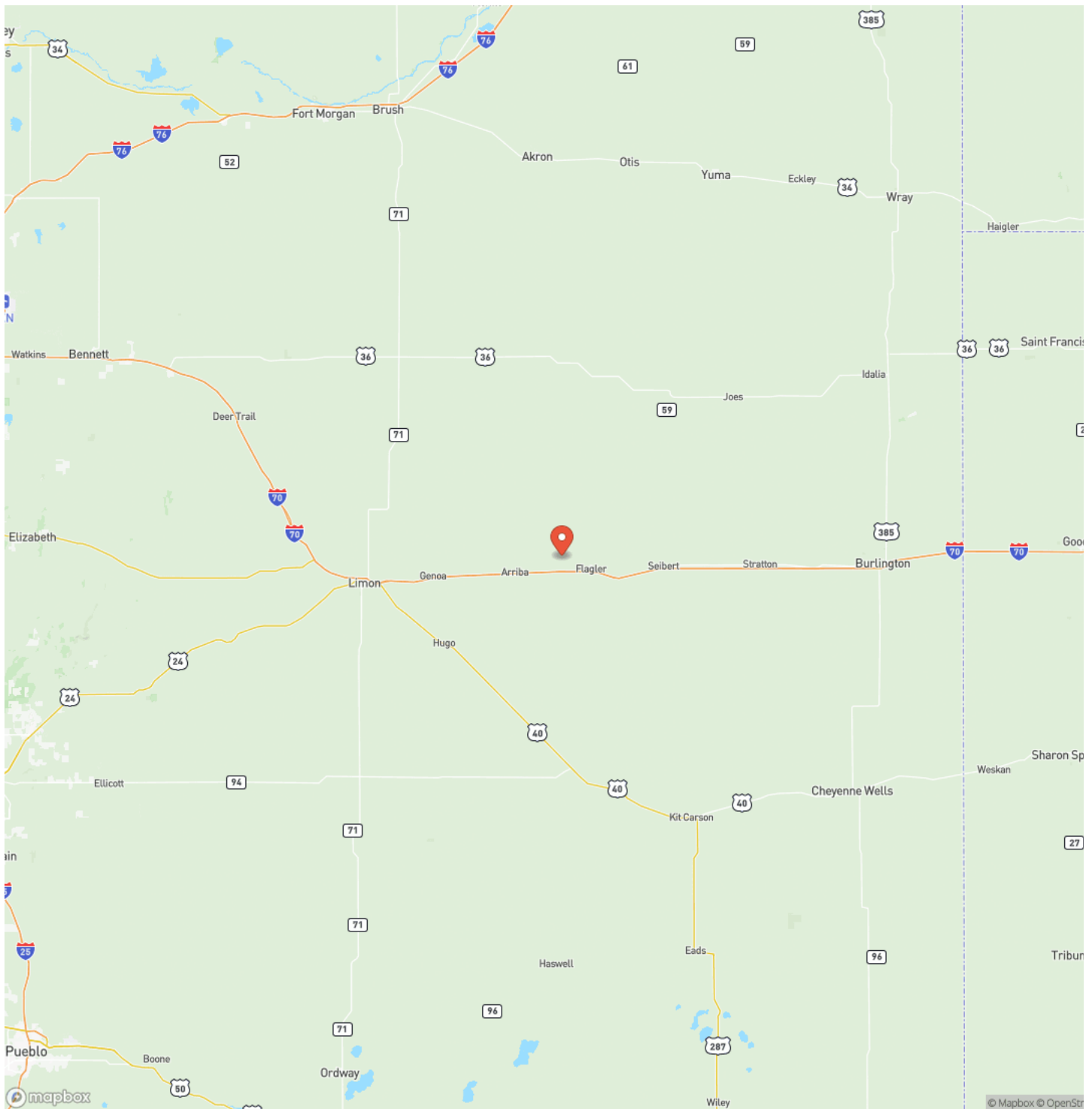
Multiple Homes & Outbuildings on Acreage
Flagler, CO / Kit Carson County



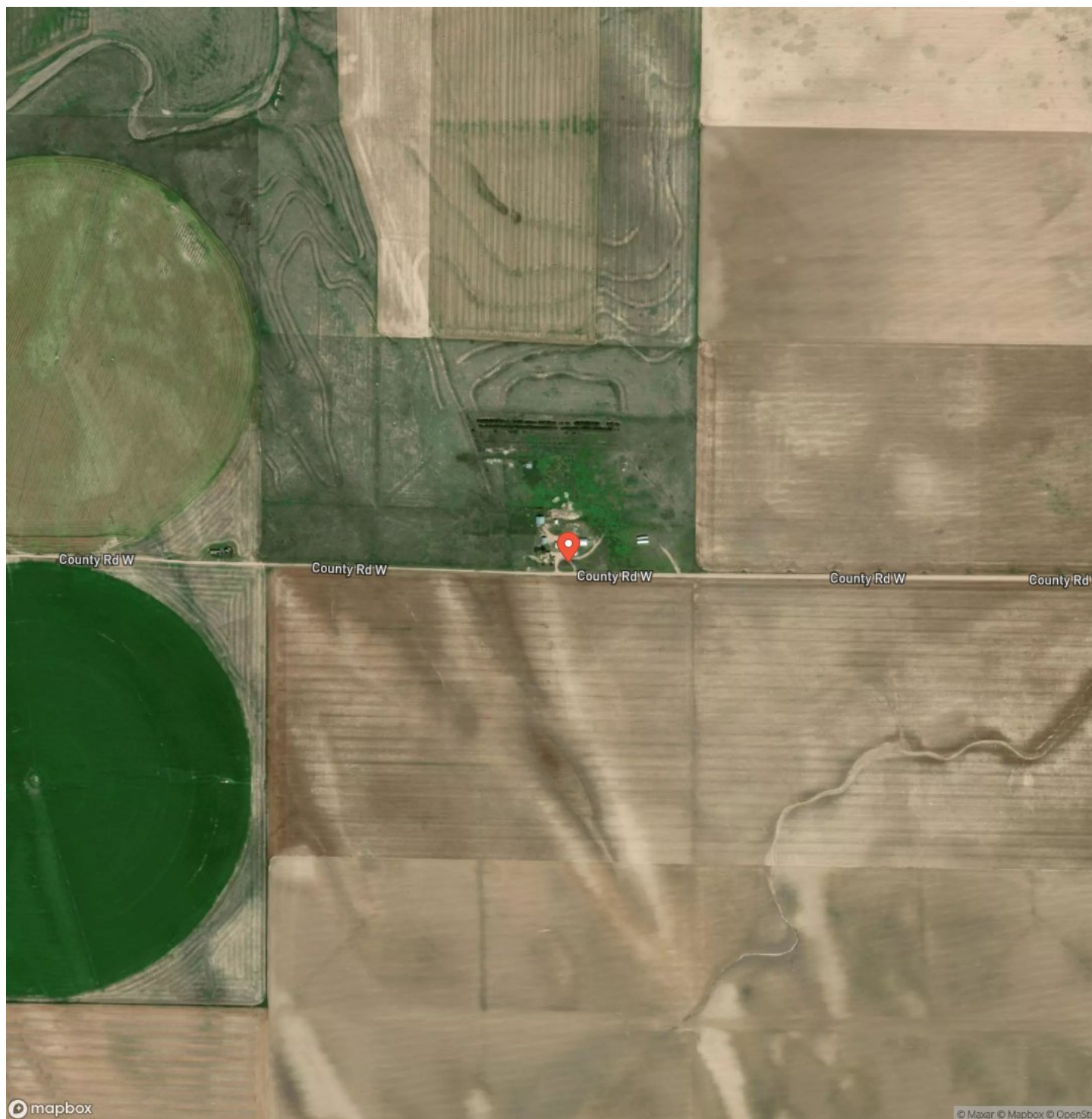
Locator Map



Locator Map



Satellite Map



Multiple Homes & Outbuildings on Acreage Flagler, CO / Kit Carson 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

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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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