

Comanche Creek Ranch
TBD S. Strasburg Road
Bennett, CO 80102

\$676,000
343.500± Acres
Elbert County



Comanche Creek Ranch
Bennett, CO / Elbert County

SUMMARY

Address

TBD S. Strasburg Road

City, State Zip

Bennett, CO 80102

County

Elbert County

Type

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

Latitude / Longitude

39.5623 / -104.3284

Taxes (Annually)

297

Acreage

343.500

Price

\$676,000

Property Website

<https://greatplainslandcompany.com/detail/comanche-creek-ranch-elbert-colorado/68460/>



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PROPERTY DESCRIPTION

Large acreage close to the Denver Metro Area. Ranches with this kind of diversity rarely hit the open market, there is a good balance of tillable, pasture, & Comanche Creek bottom. There are several good potential building sites with amazing mountain views. Comanche Creek flows through the western side of the property providing a natural funnel for wildlife. The wildlife includes whitetail deer, mule deer, bobcat, turkey, pronghorn, small game and even the occasional elk. This size of property would qualify in the Colorado Landowner Preference Program for deer and antelope vouchers. Currently the cropland is leased under a verbal year to year crop-share lease with the income varying depending on the crops planted, weather, & commodity prices. The Seller has been running his own cattle on the pasture but could be leased out if preferred or enrolled into the Grassland CRP program. There are two water wells on the property and cross fencing for rotational grazing. Call the listing agent today to set up a private showing of this rare opportunity before it sells!

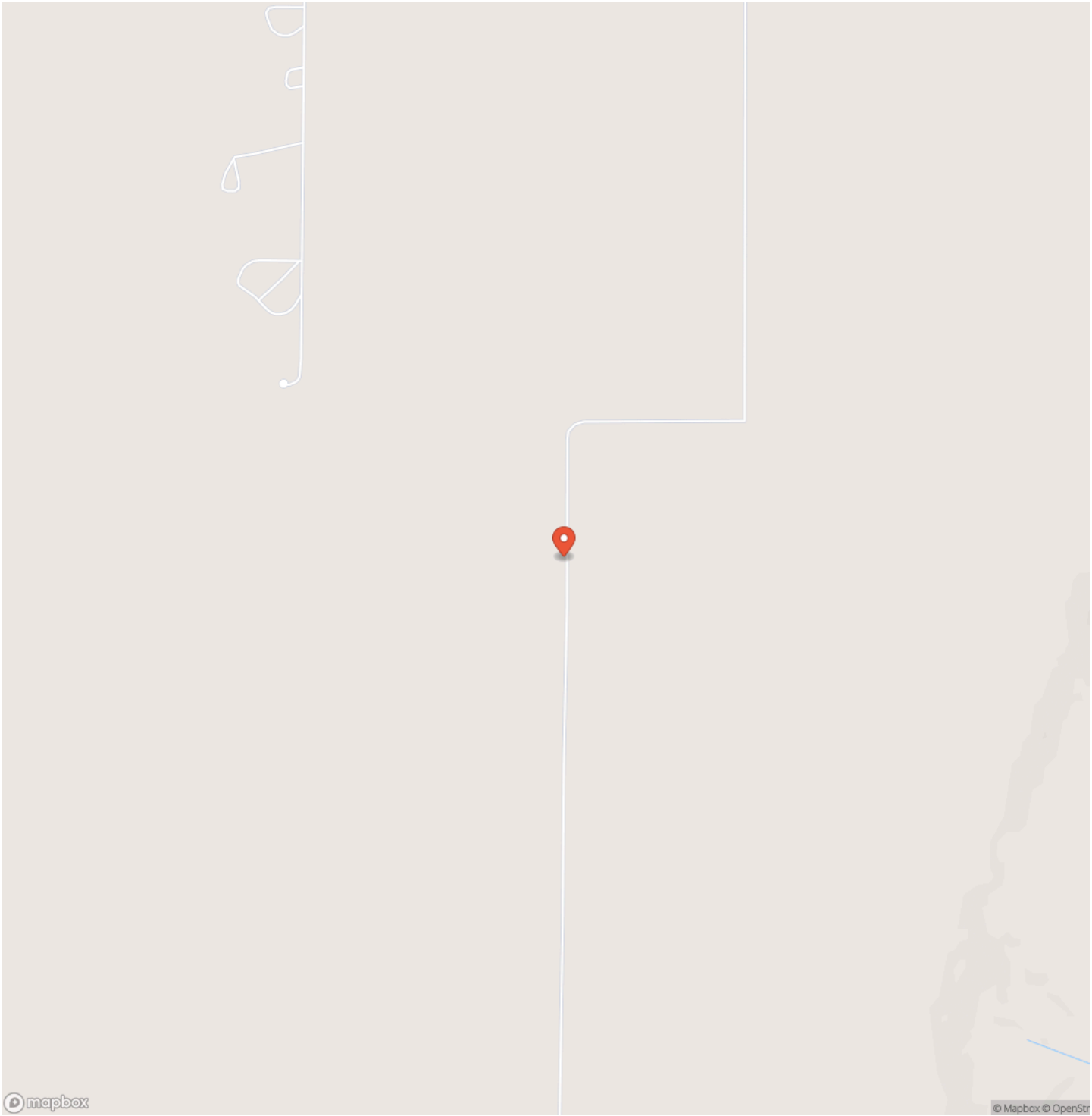
- Located South of Strasburg, CO
- Amazing Mountain Views
- Income Producing Tillable Cropland with Income
- Pasture with (2) Water Wells
- Comanche Creek Bottom
- Hunting Opportunities
- Low taxes

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.

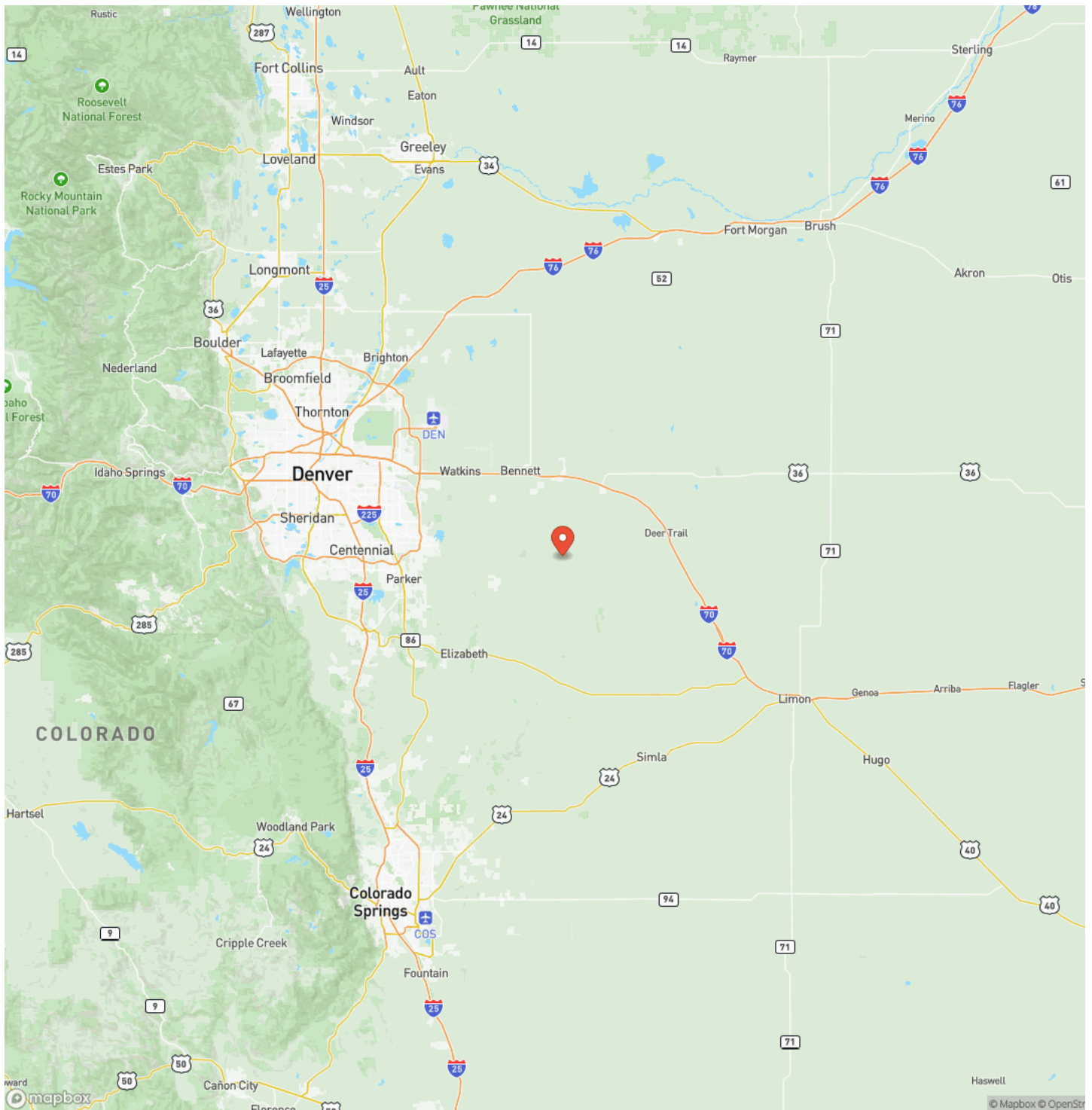




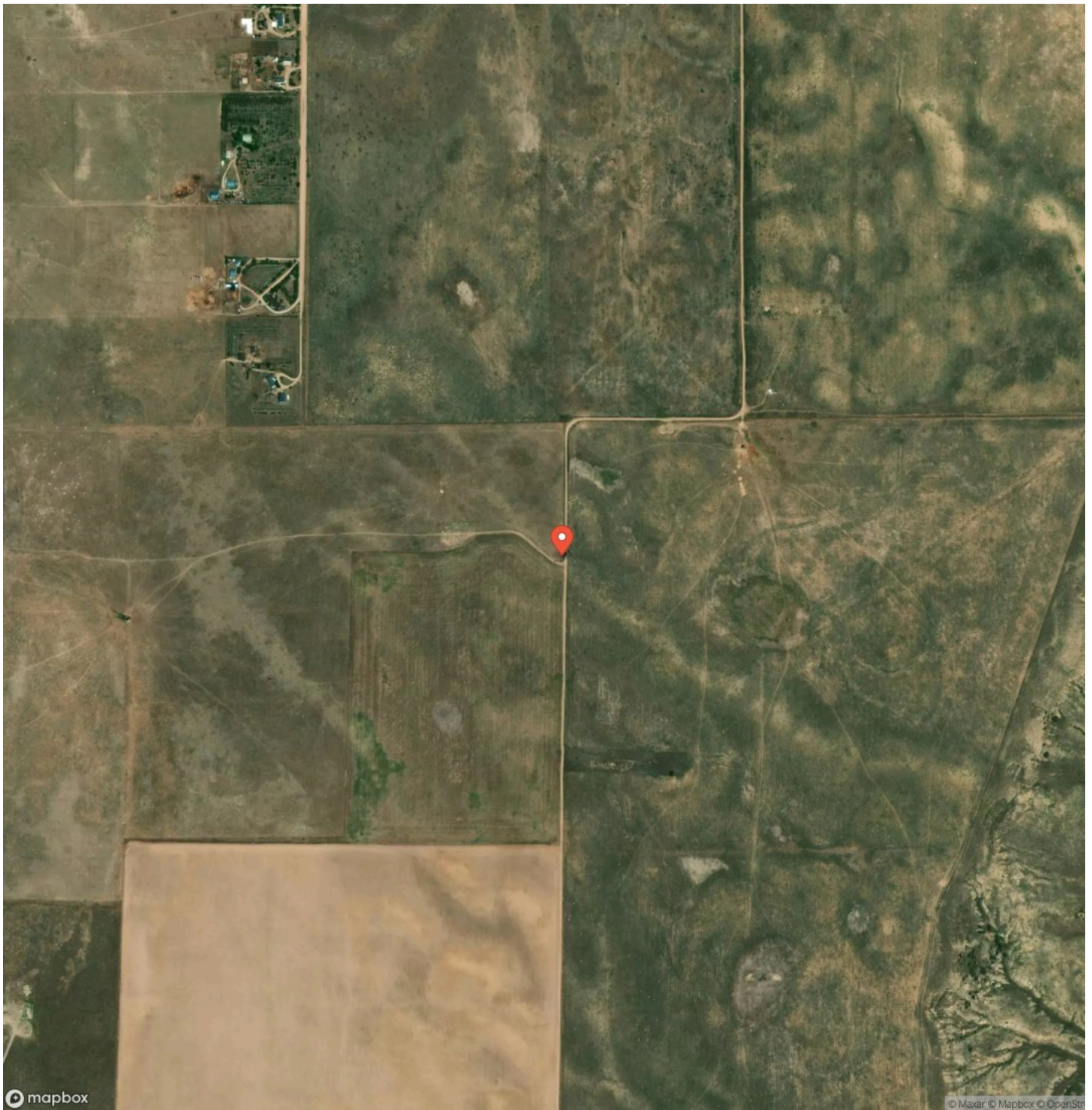
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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MORE INFO ONLINE:
greatplainslandcompany.com

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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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