

**Potential Building Site With Pasture And Amazing Views**  
TBD County Road X  
Akron, CO 80720

**\$225,000**  
74± Acres  
Washington County





## Potential Building Site With Pasture And Amazing Views Akron, CO / Washington County

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### **SUMMARY**

#### **Address**

TBD County Road X

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

Akron, CO 80720

#### **County**

Washington County

#### **Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

#### **Latitude / Longitude**

40.2041 / -103.3031

#### **Acreage**

74

#### **Price**

\$225,000

#### **Property Website**

<https://greatplainslandcompany.com/detail/potential-building-site-with-pasture-and-amazing-views-washington-colorado/97590/>



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### **PROPERTY DESCRIPTION**

#### **Washington Co., CO 74 Acres**

Come enjoy the rural lifestyle and build on this lot with great access to Paved Highway 34. This parcel could make a nice potential building site for a family involved in 4-H or just looking to have some space away from the city. Currently, it's mostly fenced and has a pond that holds water after heavy rains. A large scenic rock outcropping adds to the uniqueness of the property. Located just a short distance from Paved Highway 34, it makes for easy access to Akron or Brush. Local wildlife in the area and on the property include deer, antelope, and small game. Contact the listing Land Professional to find out more information or to schedule a showing. \*\*\*Showings by appointment only\*\*\*

#### **Property Details:**

Located Northwest of Akron, CO

Fenced Pasture

Rock Outcroppings

Recreational Opportunities

County Road Frontage

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.*

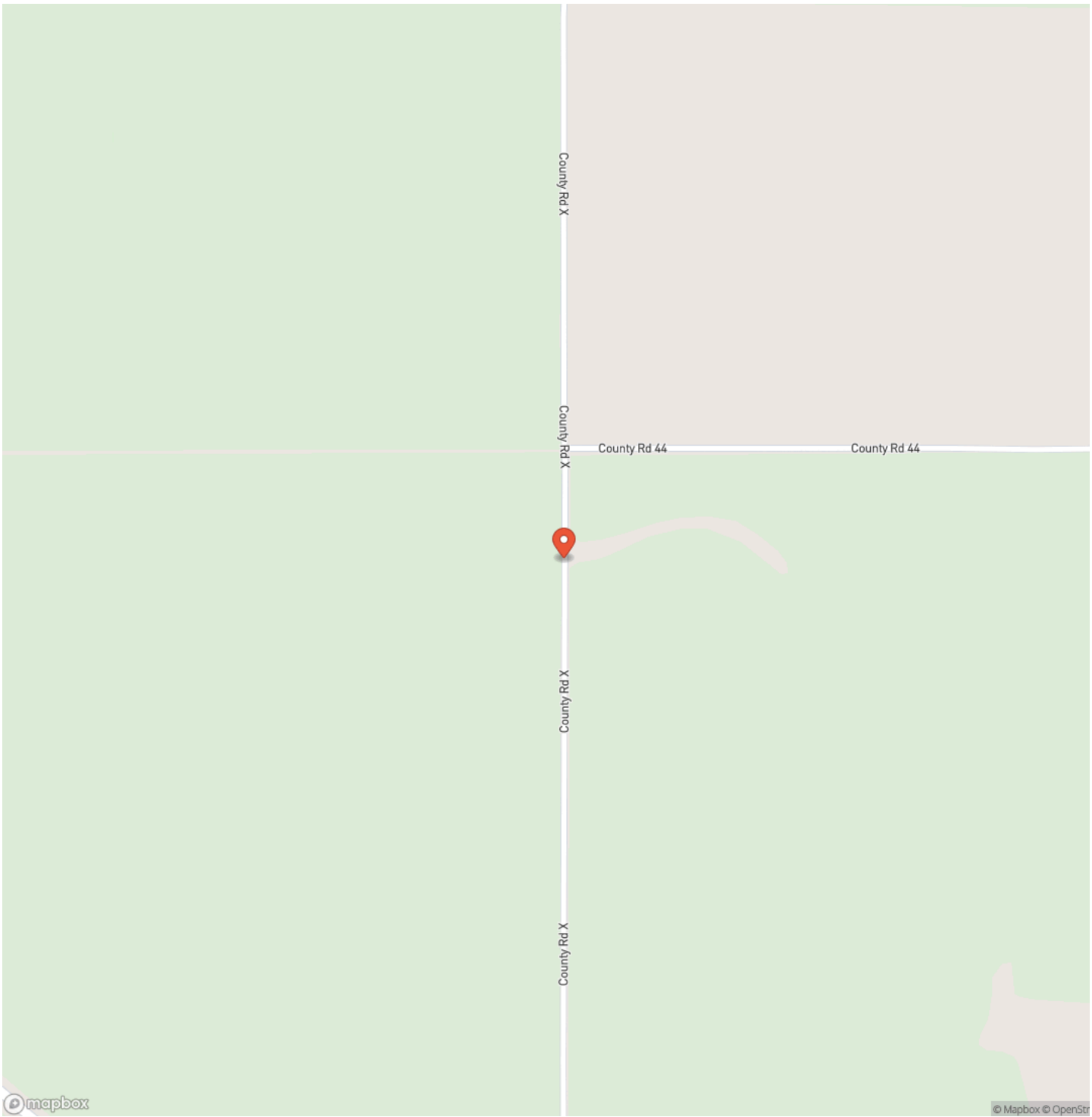


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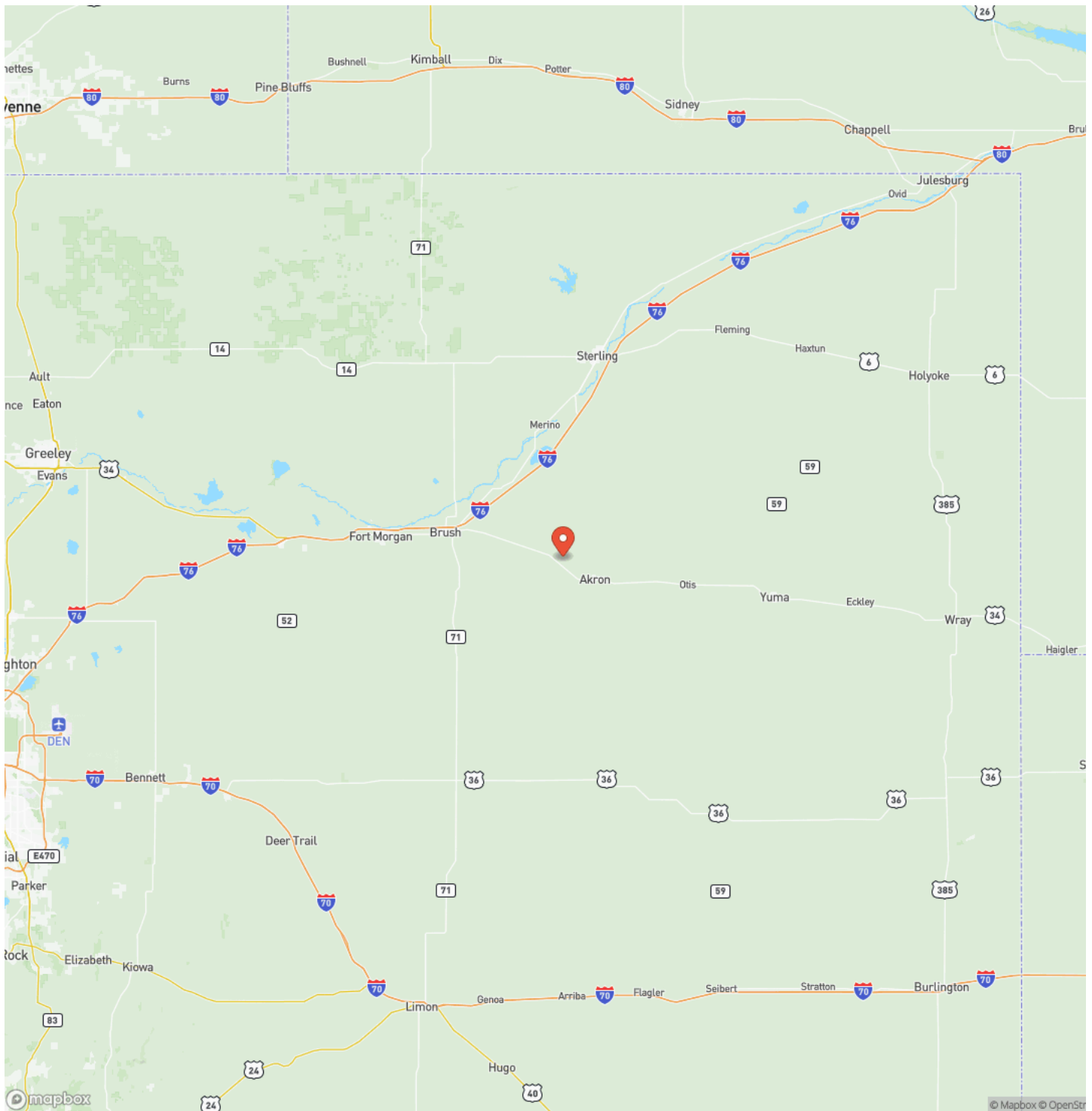
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# Locator Map



## Locator Map





## Satellite Map



## Potential Building Site With Pasture And Amazing Views Akron, CO / Washington 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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## **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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