

461 Paradiso Rd; 3.5 +/- acres ; Teller County
461 Paradiso Rd
Divide, CO 80814

\$109,000
3.560± Acres
Teller County



**461 Paradiso Rd; 3.5 +/- acres ; Teller County
Divide, CO / Teller County**

SUMMARY

Address

461 Paradiso Rd

City, State Zip

Divide, CO 80814

County

Teller County

Type

Undeveloped Land

Latitude / Longitude

38.866728 / -105.176513

Dwelling Square Feet

0

Bedrooms / Bathrooms

1 / 1

Acreage

3.560

Price

\$109,000

Property Website

<https://greatplainslandcompany.com/detail/461-paradiso-rd-3-5-acres-teller-county-teller-colorado/79755/>



**461 Paradiso Rd; 3.5 +/- acres ; Teller County
Divide, CO / Teller County**

PROPERTY DESCRIPTION

Located in the desirable and gated Woodrock Community in Divide Colorado, this is a 3.5 acre vacant lot that has been partially mitigated and offers plenty of peace and quiet that comes with living in the mountains.

The lot is a mixture of pine with some scattered aspen in a gently sloping manner. Residents here are able to join the Woodrock fishing club which consists of several stocked ponds as well as an adjacent 600 acres for recreation and trail riding that is allowed by the neighboring rancher. The HOA maintains the roads and snow plowing is done anytime there is 2" or more on the roads. Additionally, this community is bordered by both Mueller State Park as Dome Rock State Wildlife as well as other close by access to other public lands.

Don't miss this hard to find lot that is not only build-able but offers incredible views in a fantastic community.

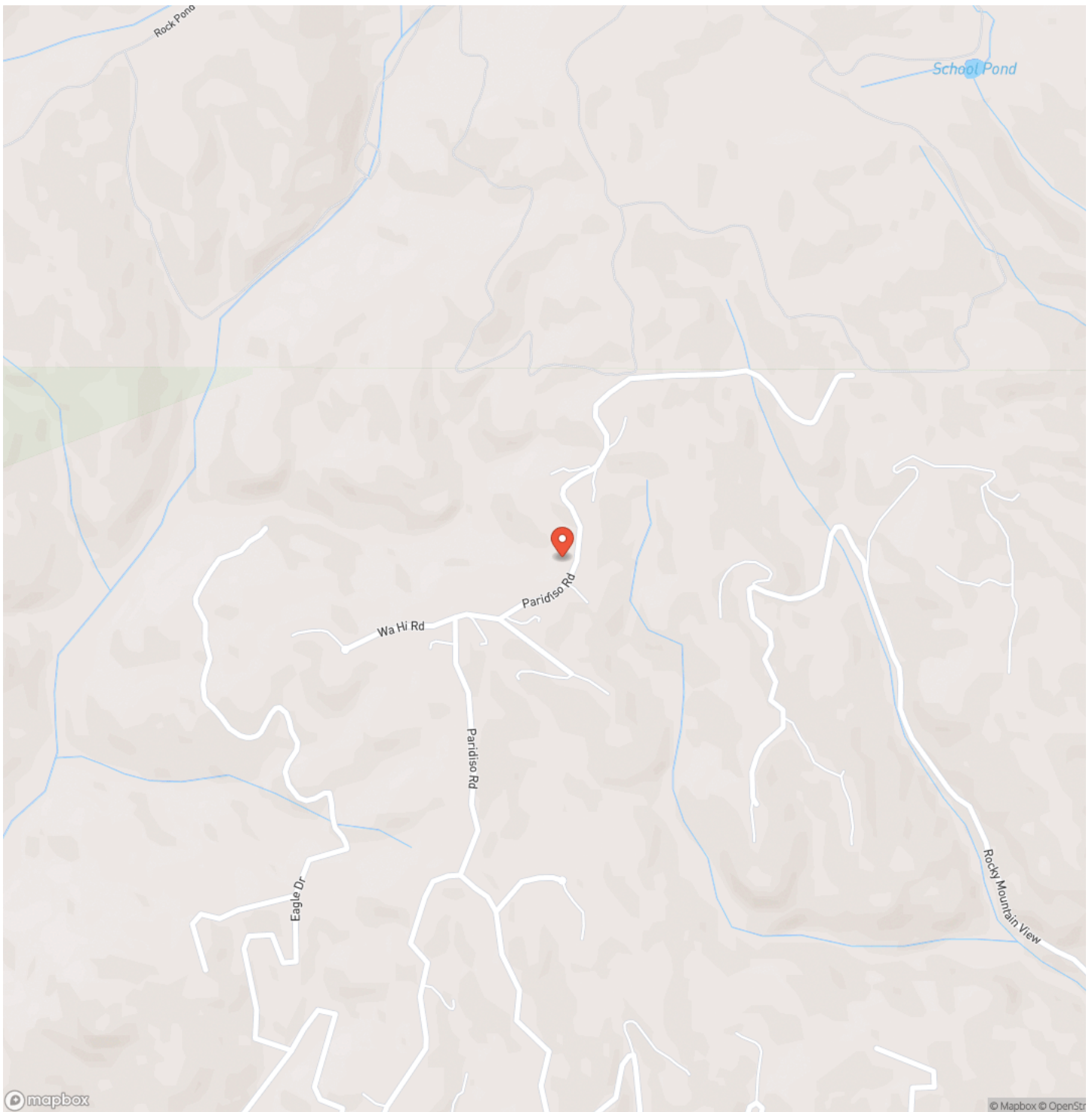
Call today for an exclusive showing!

- 30 min. to Woodland Park
- 50 min to S. Colorado Springs
- 2 hours to Breckenridge or Salida

461 Paradiso Rd; 3.5 +/- acres ; Teller County
Divide, CO / Teller County

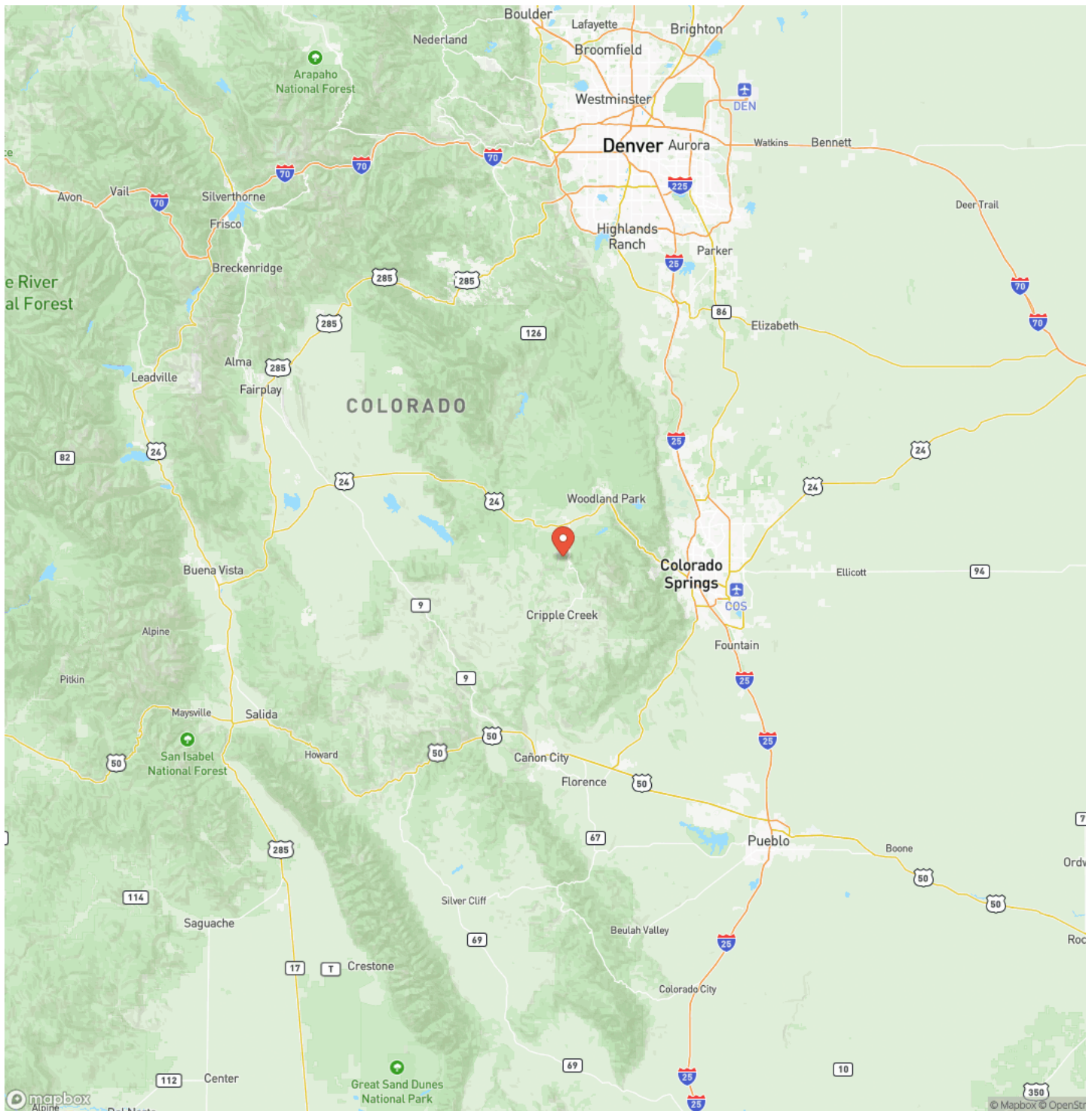


Locator Map

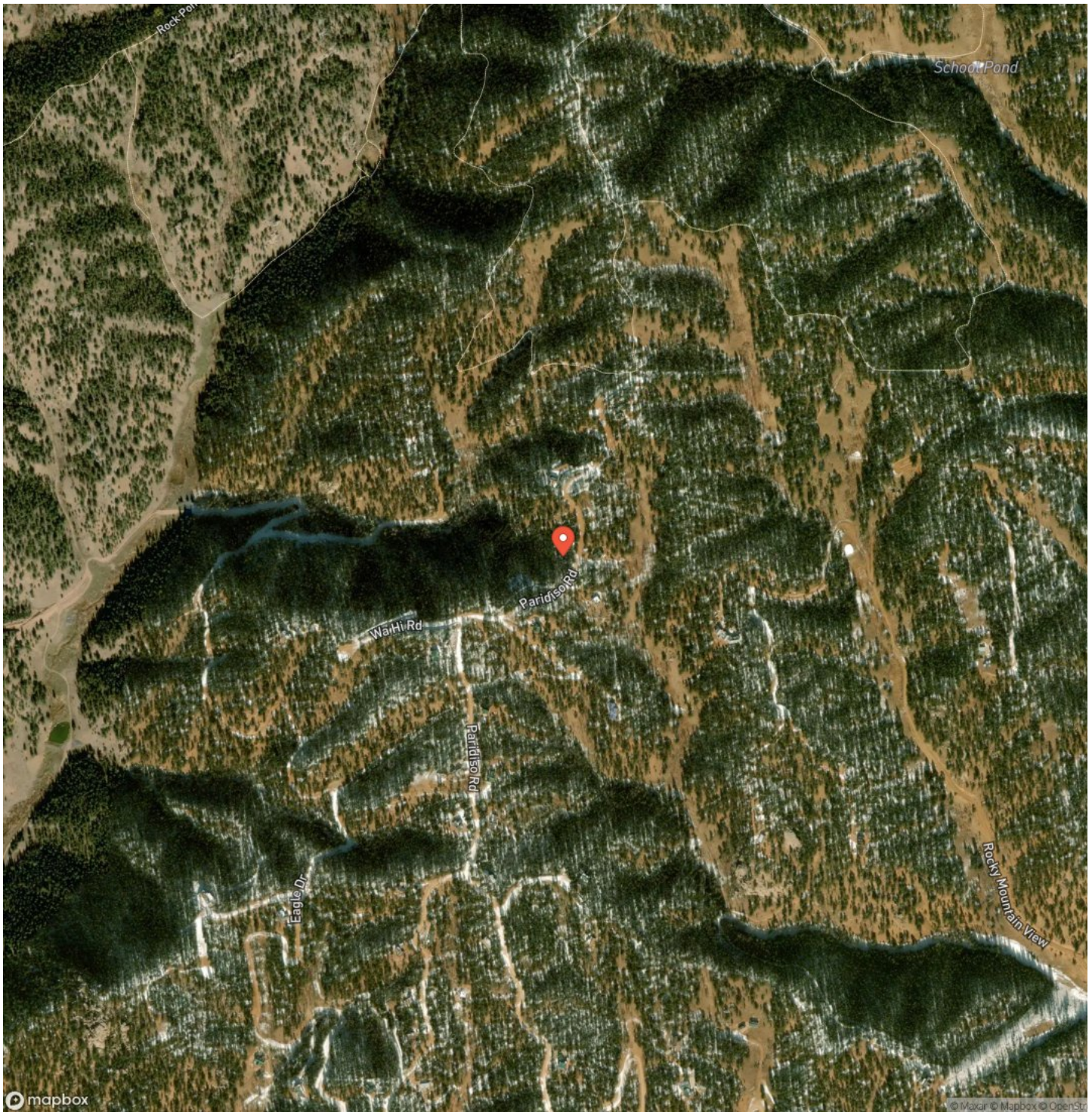


461 Paradiso Rd; 3.5 +/- acres ; Teller County
Divide, CO / Teller County

Locator Map



Satellite Map



**461 Paradiso Rd; 3.5 +/- acres ; Teller County
Divide, CO / Teller County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Whiting

Mobile

(719) 387-9375

Email

clint@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

