

**\$32,000 - - 40.54 acres**

CO 81089

- Huerfano County

- Farms
- Residential Property
- Undeveloped Land

### Discover Your Slice of Rugged Colorado Paradise: Turkey Ridge Ranch Awaits

<b>State</b>	<b>County</b>	<b>City</b>	<b>Zip</b>
Colorado	Huerfano County	Walsenburg	81089
<b>Address</b>	<b>Price</b>	<b>Acreage</b>	<b>Bedrooms</b>
	\$32,000 -	40.54 acres	0
<b>Baths</b>			
0			

#### Description

Cash Price: \$32,000

Market Value: \$40,000

Savings of 20%

Majestic Views, Endless Possibilities: Nestled east of Walsenburg, in the heart of the serene Turkey Ridge Ranch area, lies an untouched 40+ acres of land offering you a front-row seat to Colorado's unmatched beauty and the dream setting for your next chapter.

While tucked away in its private haven, this property is conveniently accessible from Walsenburg, ensuring you're never too far from city conveniences, yet distant enough to enjoy uninterrupted peace. Whether you're into hiking, horseback riding, or just enjoying the great outdoors, this land offers an ideal backdrop for all activities and is less than a mile from 6,000+ acres of BLM, all accessible by public, gravel roads.

With essential amenities including power to the lot line and water that can be brought in from nearby, you have the foundation to plan and build your dream home, a ranch, or even a weekend getaway. Although RV living is prohibited, mobile homes complying with the county safety regulations are permissible. The land is not in a flood zone, and the parcel benefits from county road access.

Site Address: WALSENBURG, CO 81089

County / State: Huerfano, CO

Parcel Number: 393904

Parcel Size: 40.54 Acres

Parcel Area: 1,765,922.40 Sq. Ft.

Zoning: A1 (Agricultural)

# of Dwellings Allowed to be Built: 1 Residential dwelling

Flood Zone: None

Electric: City electric available, to be verified by buyer

Water: City water available, to be verified by buyer

Sewer: City sewer available, to be verified by buyer

Survey/Plat Map: Yes

Percolation Test: No

Property Access: Yes

Legal Description: Lot 49 Turkey Ridge Ranch Filing #1 40.54 Ac Map#448 384-867-906 389-878-879 389-882-883 354001 358072 358073

Subdivision: Turkey Ridge Ranch Phase #1

Center GPS Coordinates: 37.863823974154975, -104.59732029429522

Mobile Homes Allowed: Yes

Farming Allowed: Yes

Livestock Allowed: Yes

Annual Taxes: \$16.86 (2022)

HOA: Turkey Ridge Ranch Property Owners Assoc

HOA Fees: \$200 annually

Elevation: 6,728.9 feet

Elementary School: Aguilar Elementary School - 50 mins.

Middle School: Peakview School - 38 mins.

High School: John Mall High School - 37 mins.

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

## Amenities

### Land

#### Activities

- Hunting
- Off-roading

#### Lot Description

- Acreage
- Pasture
- Undivided

#### Game

- Elk
- Turkey

#### Proposed Use

- Agriculture
- Grazing
- Mobile

- Residential Single

### Road Frontage Desc

- County
- Dirt

### Topography

- Level

### Street/Utilities

- City Water
- Dirt
- Septic

## Seller Contact Information

### Raw Land Estates

Raw Land Estates

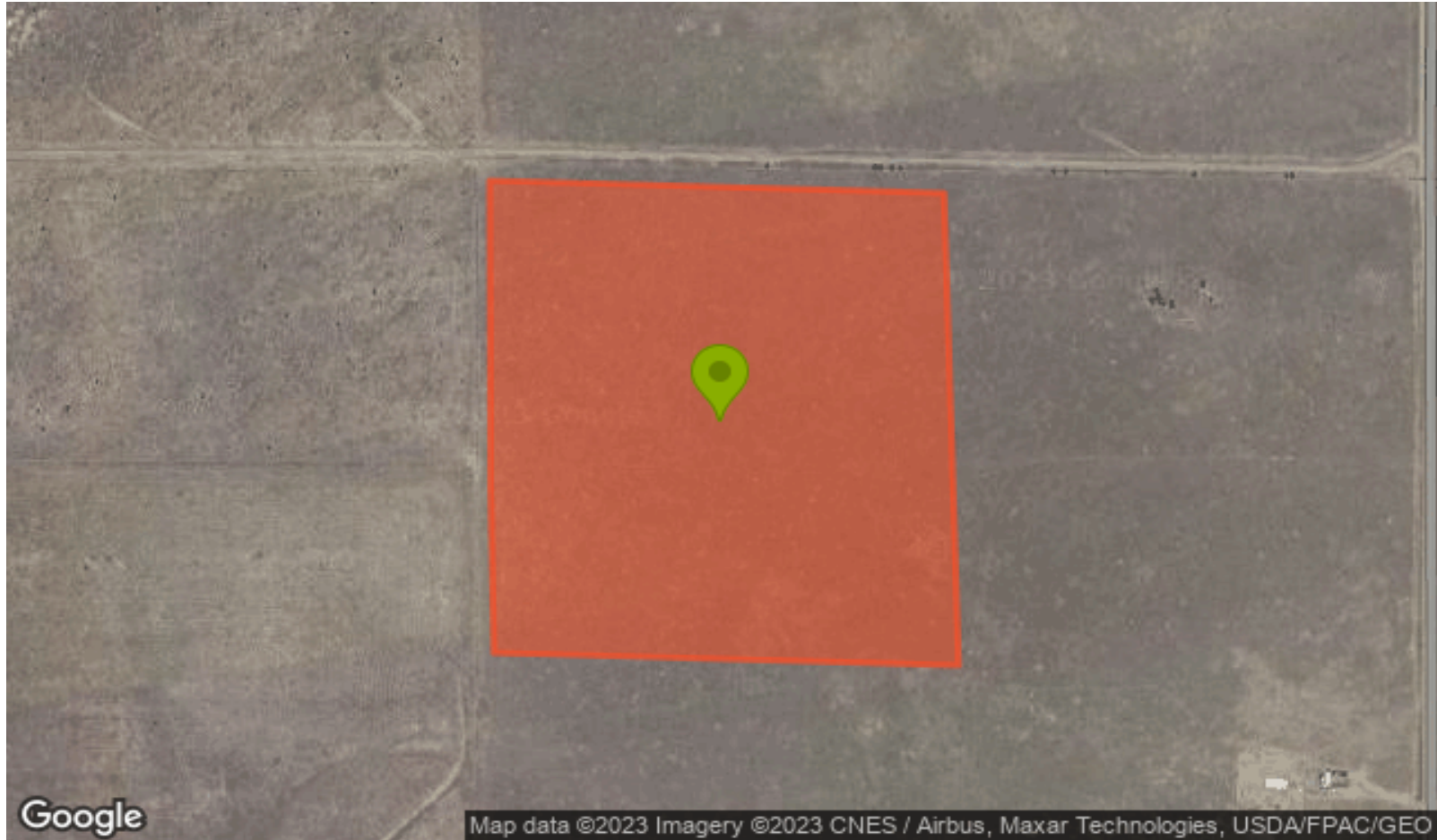
1309 Coffeen Avenue STE 1200

Sheridan, WY 82801

hello@rawlandestates.com

(307) 284-2228 (Office)

## Property Boundaries



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This information believed accurate but not warranted