

-ENORMOUS- PRICE DROP! Now JUST 59% of Market Value in the Stunning Sawatch Range!



WELCOME HOME – ON A BUDGET!

Hey! It's your lucky day - let us help you make your dreams come true on ***just under an acre*** in Teller County, Colorado. We're so happy to be able to offer this beautiful wooded spot with stunning 360-degree views for JUST **\$5,500**.

This one's going to go fast, folks!

Maintain your privacy in the sparsely populated neighborhood among the opulent evergreens! Close to Cripple Creek and Colorado Springs, that have everything you need to live out your dream.

Market Value: \$11,000 - but, we want to sell this stunning spot to you for far less! Call us **TODAY** at (636) 317-1819!

A Few Quick Facts About Cripple Creek, Colorado:

ECONOMY

Employment prospects are awesome - well above the national average!

Recent job growth: 4.1% vs. 1.6%

Future job growth: 49.8% vs. 33.5%

Unemployment rate: 3.1% vs. 3.7%

POPULATION

Cripple Creek's population is a cozy 1,145 people! The median age is 47.2

TRANSPORTATION

The average commute time is 32 minutes.

\$ FINANCIAL

Cripple Creek's sales tax rate is 3.9%. Compare that to the national average sales tax rate of 7.3%!

The median income is \$32,470.

PRICE DROP ALERT! Own this property today for just **\$5,500**. Let's chat via Facebook messenger - message

Harvester Property Investments or Rebecca Dyer today!

PROPERTY DETAILS

State: Colorado

County: Teller

City: Cripple Creek

Size: 0.86 acres

GPS Coordinates: 38.783265, -105.192540

Property Address: 652 Derby Drive, Cripple Creek, CO 80813

Zoning: Residential

Terrain: Sloping

Road Access: Yes - Unpaved

*Electric: Available through IREA

*Water: Well Allowed (owner to provide)

*Sewer: Septic Allowed (owner to provide)

Current Annual Taxes: \$88.46

Click [HERE](#) to check it out on Google Maps!

Click [HERE](#) to check it out on Google Earth!

Click [HERE](#) to take a peek (and message us) on Facebook!

Check out the surrounding properties and you'll see that your dream lot is the **best deal** on the mountainside.

Don't wait! **Email** (buy@hpinvests.com), **call** ((636) 317-1819), or **Facebook message** ([Harvester Property Investments](#) or [Rebecca Dyer](#)) today!

Disclosure: Buyer to perform all due diligence and obtain the proper permits and HOA approvals, as needed. Buyer also to confirm utilities to the property. Sales and listings in the area suggest this property is offered well below market value. Harvester Property Investments, LLC makes no warranties or representations about the land, its condition, building restrictions, or suitability for building. Provided coordinates may not be exact. Land is sold as-is, where-is with buyer paying all closing costs. Price based on a cash offer.



Scroll for more pictures!

Casinos galore!

THE BRASS ASS CASINO
MIDNIGHT ROSE
McGILL'S HOTEL CASINO
Loose. Local. Lucky.
CENTURY CASINO Cripple Creek
DOUBLE EAGLE HOTEL & CASINO CRIPPLE CREEK, CO
BRONCO BILLIES A TRUE COLORADO STYLE CASINO & HOTEL
wildwood CASINO CRIPPLE CREEK
652 Derby Drive
Rhyolite Mountain
Red Mountain
Cripple Creek
14 min 6.5 miles
Google







