

\$200,000 - Tract 7 McClelland Road, Calhan

MLS® #3259425 RE COLORADO Listing Office: HomeSmart

\$200,000

0 Bedroom, 0.00 Bathroom,
Land on 40 Acres

Calhan, Calhan, CO

Welcome home to this beautiful slice of Heaven! Gaze out to the wide open spaces complete with lush pasture land. Build your dream home! Rolling Topography, several Awesome Building Sites to Capture the views. Views of Treed Bluffs to the North. Great Location, approximately 2 Miles to Highway 24. Near Homestead Regional park. Only 15 minutes to Falcon Safeway Shopping Center, Wal-Mart and Restaurants. Located just 25 minutes from Colorado Springs. There was a total of 960 acres that has been sub-divided into 39-40 acre parcels. Plat map is attached. Tract 7 will have a road easement on the south side of the property to get to the interior parcels.

The water deed calls for each 40 acre parcel getting 1 acre foot (325,851 gallons) of water per year for 300 years for a total of 300 acre feet (97.755 million gallons). Attached is a copy of the water deed that transfers the allocated water to the Buyer.

RE COLORADO

Listing Courtesy of HomeSmart

Essential Information

MLS® #	3259425
Price	\$200,000
Bathrooms	0.00
Acres	40.37
Type	Land



Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tract 7 Mcclelland Road
Subdivision	Calhan
City	Calhan
County	El Paso
State	CO
Zip Code	80808

Amenities

Utilities	Electricity To Lot Line, Natural Gas Not Available, Propane
View	Meadow, Plains

Exterior

Lot Description	Level, Meadow, Suitable For Grazing
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School Information

District	Calhan RJ-1
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Additional Information

Date Listed	January 21st, 2025
Zoning	A-35

RECOLORADO®

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