

\$149,900 - 00012 County Road 77, Calhan

MLS® #3573474 RE COLORADO Listing Office: HAYDEN OUTDOORS LLC

\$149,900

0 Bedroom, 0.00 Bathroom,
Land on 35 Acres

Station Gulch, Calhan, CO

This 35.24 acre parcel has adjoining power and private road access. Located just minutes east of Kiowa, Colorado on Station Gulch. The parcel is uniquely laid out to maximize building sites and to take advantage of the views. The land in this community has a ton of character with rolling hills, deep draws, walkout sites and level sites. Native grass rangeland. The parcel has access to adjoining electrical power and newly upgraded private road frontage. The community has rural living in mind and offers the unique opportunity to hunt your land. Species include Pronghorn, Mule Deer, Coyote, Fox, Turkey, Waterfowl and the occasional Elk. Appurtenant seller owned mineral rights will convey. Located 10 miles east and a few south of Kiowa, this community is ideal for a Denver Metro or Colorado Springs commuter. The area is a mix of farms, ranches and rural residential properties. Elbert County offers a rural environment. The short jaunt to the shopping and attractions of Denver Metro or Colorado Springs makes the ideal combination of living away from it all and location a short distance to all the amenities and attractions of world class cities.



RE COLORADO

**Listing Courtesy of HAYDEN OUTDOORS
LLC**

Essential Information

MLS® # 3573474

Price	\$149,900
Bathrooms	0.00
Acres	35.24
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	00012 County Road 77
Subdivision	Station Gulch
City	Calhan
County	Elbert
State	CO
Zip Code	80808

Amenities

Utilities	Electricity Available
View	Meadow, Plains

Exterior

Lot Description	Level, Meadow, Open Space, Rolling Slope, Secluded, Suitable For Grazing
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School Information

District	Kiowa C-2
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Additional Information

Date Listed	January 1st, 2022
Zoning	A

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Listing information last updated on June 8th, 2025 at 11:18am MDT