

\$299,900 - 11972 Haskel Creek Road, Larkspur

MLS® #3582984 REALTOR Listing Office: Results Realty of Colorado

\$299,900

0 Bedroom, 0.00 Bathroom,
Land on 10 Acres

MESA GRANDE, Larkspur, CO

Rare Offering--10-Acre Build-Site ZONED RURAL RESIDENTIAL (RR)--OK FOR HORSES AND LIVESTOCK. Have NEW Well Permit in hand approved for a "domestic well" with the watering of poultry, the watering of the user's own domestic animals, and the irrigation of not more than one (1) acre of home of home gardens and lawns. * Located in south Douglas County at the end of a County-maintained Cul-De-Sac. Enjoy GREAT VIEWS OF PIKE'S PEAK and sweeping views of the Mountains to the West and many surrounding "Buttes/Mesas". This site even includes a part of a flat-top mesa at the back of the site. It is worth the hike to the top! Also includes rock formations on-site. * NO active HOA, but there ARE covenants. Minimum build size is only 1,200 Square Feet. Build almost any kind of house that you want. Options include a manufactured home on a permanent foundation to a modular home to a container home to a full custom design (subject to approval by the Douglas County building department). * Only a 5-mile drive to I-25--NO Highway noise. Super "low traffic" location. Feel free to walk this site and scout out the perfect location for your new home. Electric and Phone lines are at the front lot line. Well and septic will be required. Use ANY home builder--you can even be your own builder! Or we have home builders standing by to walk the lot with you and discuss the possibilities (call for an appointment). * Seller has ordered a New Survey to confirm the lot



line locations and corner pins (expected to be complete by the end of March). This site "sides" and "backs" to sites that are 35 to 40-acres in size. * Call office of listing broker for a copy of the covenants, County Plat (shows lot dimensions), and satellite photos. Please do NOT drive on lot. Keep gate closed so the horse does not wander off.

RE COLORADO

Listing Courtesy of Results Realty of Colorado

Essential Information

MLS® #	3582984
Price	\$299,900
Bathrooms	0.00
Acres	10.00
Type	Land
Sub-Type	Improved Land
Status	Active

Community Information

Address	11972 Haskel Creek Road
Subdivision	MESA GRANDE
City	Larkspur
County	Douglas
State	CO
Zip Code	80118

Amenities

Utilities	Electricity Available
View	Meadow, Mountain(s), Valley

School Information

District	Douglas RE-1
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Additional Information

Date Listed	March 5th, 2025
Zoning	RR--Rural Residential

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