

\$1,900,000 - 21550 Hanover Road, Colorado Springs

MLS® #4958599 Listing Office: VIP REAL ESTATE LLC

\$1,900,000

8 Bedroom, 6.00 Bathroom, 5,410 sqft
Residential on 160 Acres

-, Colorado Springs, CO

Farm and Homestead opportunity: 160 acre turn key fully functional farm with THREE homes in Colorado Springs's Pikes Peak Enterprise Zone, new owner can receive substantial tax credits for various economic development activities! Extensive list of structures and equipment included! Main Farmhouse is 3 bed 2 bath, 2,620 sf. The Cottage home is 1 bed 1 bath and 510 sf. The NEW manufactured home, completed January 2025, is 4 beds, 3 baths, and 2,280 sf – plus 3 campers for seasonal employees! Major features include a 20,000 sf Pole Barn (5 yrs old), 11 greenhouses totaling over 36,000 sf completed in 2019 with LED lighting, several other barns & steel buildings, multiple storage sheds, and a steel silo/storage building. Irrigation for 120 acres of the crop producing acreage is provided by a center pivot and drip irrigation, fed by 2 new well pumps. An extensive list of equipment includes tractors, Swathers, Mowers, Cultivators, drip irrigation row makers & removers, cultipackers, air compressors, and more – see brochure for complete list. Newer upgraded electrical service to many structures and internet is available in all 3 homes and the pole barn. Six frost free water hydrants protect your assets. Situated about 40 min southeast of Downtown Colorado Springs (17 miles east of Pikes Peak Int'l Raceway), this ready-to-operate farm is the perfect opportunity to create a profitable and self sustaining life and still remain close to town. Two years ago, a tenant farmer attained



the “Certified Organic Status”, new owner can achieve as well. Water by domestic well & water shares through AGRA. Shown by appointment, seller financing available. See supplements for complete inclusion list and information on Enterprise Zone benefits. Buyer receives lender paid credit of 1% (up to \$5k) of loan amount towards interest rate buydown for using preferred lender (DPA loans excluded).

RE COLORADO

Listing Courtesy of VIP REAL ESTATE LLC

Built in 1913

Essential Information

MLS® #	4958599
Price	\$1,900,000
Bedrooms	8
Bathrooms	6.00
Full Baths	5
Square Footage	5,410
Acres	160.00
Year Built	1913
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Modular
Status	Active

Community Information

Address	21550 Hanover Road
Subdivision	-
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80928

Amenities

Parking Spaces	6
Parking	Unpaved, Gravel

Interior

Heating	Forced Air
Cooling	None
Stories	One

Exterior

Lot Description	Irrigated, Subdividable
Roof	Metal

School Information

District	Hanover 28
Elementary	Prairie Heights
Middle	Hanover
High	Hanover

Additional Information

Date Listed	February 22nd, 2025
Zoning	A-35

RECOLORADO®

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