

\$180,000 - 00020 County Road 77, Calhan

MLS® #5534284 RE COLORADO Listing Office: Madison & Company Properties

\$180,000

0 Bedroom, 0.00 Bathroom,
Land on 35 Acres

Station Gulch, Calhan, CO

Set on just over 35 sprawling acres, this parcel of land offers unparalleled seclusion and tranquility and awaits new owners to make it their own. Stunning views and a diverse landscape featuring rolling hills and level plains maximizes potential building sites. The native grass rangeland enhances the property's natural charm. Offering adjoining power and private road access. In this serene community, rural living is prioritized, with the added benefit of being able to hunt on your own land. Perfect setting for equestrian estates, cattle ranches, or those just wanting to be surrounded by their own acreage of gorgeous Colorado open spaces. Wildlife enthusiasts will delight in the presence of pronghorn, mule deer, foxes, turkeys, waterfowl and elk. The parcel also includes water rights. Blending the best of rural living with easy access to urban amenities this property is close to Kiowa and just off Highway 86 offering convenient access to Metro Denver or Castle Rock and Colorado Springs. Elbert County offers a peaceful environment without sacrificing proximity to shopping and restaurants. This property is perfect for those seeking a private haven to make their own. Favorable seller financing available.



RE COLORADO

Listing Courtesy of Madison & Company Properties

Essential Information

MLS® #	5534284
Price	\$180,000
Bathrooms	0.00
Acres	35.13
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	00020 County Road 77
Subdivision	Station Gulch
City	Calhan
County	Elbert
State	CO
Zip Code	80808

Amenities

View	Meadow, Plains
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Exterior

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

District	Elbert 200
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Additional Information

Date Listed	June 14th, 2024
Zoning	A



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