

# \$1,250,000 - 9240 Highway 86, Kiowa

MLS® #8531483 RE COLORADO Listing Office: Douglas County Real Estate LLC

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## \$1,250,000

3 Bedroom, 2.00 Bathroom, 1,128 sqft  
Residential on 40 Acres

Rural, Kiowa, CO

Welcome to the Land of Potential! This unique property is located within the EDZ (economic development zone), with plentiful approved future uses. The possible future uses of this property are almost endless! You could enjoy the ranch life and leave the property as it is, build a 2nd larger home and the current could be a mother-in-law home or rental, Re-zone and subdivide to commercial, industrial or mixed use purposes, or subdivide to a smaller rural residential lot for a multi-generational estate. This property has over 1200 ft of Hwy 86 frontage, which allows for easy paved access for animal transport or future commercial uses. The current 1,128 sq ft modular features 3 beds, 2 baths and an oversized detached 2 car garage. The 30 x 60 barn has electric and water. Numerous water hydrants and electrical for heated stock waterers. Flat area for RV parking with 50A electric and water. The property is fully fenced with smooth woven wire and features multiple turn outs. The Southern meadow produces about 90 bales per year and is perfect for grazing or a future home site. Low property taxes, well, septic and natural gas are all cost effective. So much opportunity in this 40 acre property. BUY DIRT! Because God isn't making any more of it!

RE COLORADO

**Listing Courtesy of Douglas County Real Estate LLC**

Built in 1984



## Essential Information

MLS® #	8531483
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	40.00
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	9240 Highway 86
Subdivision	Rural
City	Kiowa
County	Elbert
State	CO
Zip Code	80117

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Available
Parking Spaces	2
Parking	Driveway-Dirt, Exterior Access Door, Oversized
# of Garages	2
View	Meadow, Plains

## Interior

Interior Features	Laminate Counters, No Stairs, Open Floorplan
Appliances	Dishwasher, Dryer, Oven, Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Evaporative Cooling
Stories	One

## Exterior

Lot Description	Meadow, Rolling Slope, Subdividable, Suitable For Grazing
Windows	Double Pane Windows, Window Treatments
Roof	Composition

**School Information**

District	Kiowa C-2
Elementary	Kiowa
Middle	Kiowa
High	Kiowa

**Additional Information**

Date Listed	April 25th, 2025
Zoning	A

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