

\$1,095,000 - 3316 N State Highway 67, Sedalia

MLS® #8936222 Listing Office: RE/MAX Professionals

\$1,095,000

2 Bedroom, 1.00 Bathroom, 936 sqft
Residential on 33 Acres

Sedalia, Sedalia, CO

This unbelievably unique property is being made available for the first time in over 100 years (been in the same family since early 1900's)! What a remarkable 32+ acre parcel this is, that sets at the base of Jarre Canyon and has a little bit of everything....seasonal stream, pasture, hillside & views, views, views! A "river runs thru it"....well ok, the seasonal Jarre Creek bi-sects the property & is a wildlife magnet with elk, mule deer & turkey counted as regular visitors! Cozy 900+ sq ft, 2 bed/1bath home! The large barn boasts over 1200 sq ft w/ electricity, and might be perfect for livestock/horses, 4H projects, hobbies or ??? The barn also serves as the 3 car+ detached garage. Pavement runs all the way to the property driveway (County maintained)! Property taxes currently carry AG status (don't lose it)!!! The properties perimeter is completely fenced (3 strand woven-wire) including fenced pen areas directly off of barn. Domestic/livestock well! The current home and barn could use some love, so the next owner can certainly improve the existing home/barn, or perhaps start over.(?). However, the property has been priced based on "land only", so home and barn are being sold STRICTLY "As-Is"! Multiple options exist for potential future building sites, depending on what setting the next Buyer might covet most...privacy (trees/scrub oak), views (elevation), or convenience (closer to pavement). All the recreation Pike National Forest offers is a short 10 minute drive up the



canyon & Rampart Range (ATV/motocross trails) is another 5 minutes beyond that! Fly fishing on the gold medal water of the South Platte River is 25 minutes to the west! 15 minutes to all the amenities Castle Rock has to offer. 30 minutes to DTC/light rail. Douglas County schools! Parcels of this size, so close to town, are becoming more rare as time passes...so don't your chance to call this place home!

RE/MAX COLORADO

Listing Courtesy of RE/MAX Professionals

Built in 1966

Essential Information

MLS® #	8936222
Price	\$1,095,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	936
Acres	32.75
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Pending

Community Information

Address	3316 N State Highway 67
Subdivision	Sedalia
City	Sedalia
County	Douglas
State	CO
Zip Code	80135

Amenities

Utilities	Electricity Available, Electricity Connected, Phone Available, Propane
Parking Spaces	3

Parking	Driveway-Dirt, Exterior Access Door, Lighted, Oversized Door, RV Garage, Storage
# of Garages	3
View	Meadow, Mountain(s), Plains, Water
Is Waterfront	Yes
Waterfront	Stream

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Laminate Counters, No Stairs, Pantry
Appliances	Cooktop, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Baseboard, Propane
Cooling	None
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Corner Lot, Foothills, Many Trees, Meadow, Mountainous
Windows	Double Pane Windows, Window Coverings
Roof	Composition
Foundation	Block

School Information

District	Douglas RE-1
Elementary	Sedalia
Middle	Castle Rock
High	Castle View

Additional Information

Date Listed	April 4th, 2025
Zoning	A1

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