

\$199,999 - County Road 4, Roggen

MLS® #IR1021860

Listing Office: Whitetail Properties RE LLC

\$199,999

0 Bedroom, 0.00 Bathroom,
Land on 60 Acres

NA, Roggen, CO

Very Motivated Seller! This remarkable 60-acre parcel near Roggen, Colorado, lies under an endless stretch of blue sky, offering a pristine canvas for the life you envision. With sweeping views of the rolling eastern plains, the landscape paints a stunning backdrop for sunrise and sunset alike, creating a space that feels like a world of its own. Accessible by county road, the property offers both seclusion and ease. Utilities are close by, supporting future development, and a well permit application allows for personal and agricultural water needs. Ideal for those looking to homestead or keep livestock, the land invites horses and cattle to graze freely and thrive in wide-open pastures. A Short 45 minutes to Denver and a quick drive to Denver International Airport, this land offers the best of rural Colorado with the convenience of nearby city access. Here, the land is ready for more than just a home, it's a place for dreams to grow, for roots to deepen, and for the freedom of open space to inspire. There is a current farming lease on the parcels, expected to be harvested in July. The buyer will receive a portion of the harvest. Both Lots can be purchased together.



RE COLORADO

Listing Courtesy of Whitetail Properties RE LLC

Essential Information

MLS® #	IR1021860
Price	\$199,999
Bathrooms	0.00
Acres	60.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	County Road 4
Subdivision	NA
City	Roggen
County	Weld
State	CO
Zip Code	80652

Amenities

View	Mountain(s), Plains
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School Information

District	Other
Elementary	Other
Middle	Other
High	Other

Additional Information

Date Listed	November 6th, 2024
Zoning	Ag

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