



FOR SALE



35 ACRES • Near Walsenburg, CO

Acreage: 35 acres, all mineral rights

Annexation: This property was included In the Northlands Project, annexed in 2008.

Location: The site is immediately Northwest of the intersection of U.S. Highway 85/87 and Colorado Highway 69 at Exit 52 from I-25

Utilities: Electric service is available to the property from San Isabel Electric Association. Water is available from the City of Walsenburg, a water tap must be purchased and the supply line extended to the property. City water is to the adjoining property. Land line telephone service is available from Highway 69. Sewer is available from the City of Walsenburg and the line is in the access easement from Highway 69.

Neighborhood: The commercially zoned property lying east of the subject is the site of the Best Western Motel, Kentucky Fried Chicken/Taco Bell, and a Truck Stop/gas and convenience store. From the north on I-25, Exit 52 is the first entrance into Walsenburg.

Topography: The property is gently sloping to the southeast and has no obstructions or interruptions.

Comments: Since the property was annexed into the City of Walsenburg, virtually any permitted use is possible. There are few parcels of land of this size and ease of development at any of the Walsenburg interchanges. ***This site is the best.***

Taxes: \$12.66 (2019), Taxes agricultural due to grazing lease

Earnest Deposit: \$10,000.00

Price: \$400,000.00



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