

17880 County Road 5
Flagler, Colorado

Exclusively Listed by The Land Office LLC



\$350,000.00 \$295,000.00

This property is located just outside Flagler city limits and is about a mile north of the I70 Flagler exit on County Road 5 also known as Ruffner Ave. The building and 10.18± acres are classed as commercial use. Building is 40' X 129', 5,160 sq. ft., metal construction, insulated, with a concrete floor. (2) 10' X 10' overhead doors and (1) 14' X 10' overhead door. (3) 36" X 80" walk-in doors. Heated by forced air natural gas (metered).

Private well permit number 248910. Domestic purposes inside 3 single family dwellings and the watering of owner's own large non-commercial domestic animals. Maximum pumping rate shall not exceed 50 GPM. Annual withdrawal of water shall not exceed 1 acre of lawn and garden.

Two parcels: A tract in the NW corner of L4 Section 1, Township 9 South, Range 51 West of the 6th P.M., 6.57+- acres. A tract in NW4 Section 1, Township 9 South, Range 51 West of the 6th P.M., 3.61+- acres, Kit Carson County, Colorado.

2022 Property Tax: 3.61 acres \$85.88 and 6.57 acres \$484.12 for a total of \$570.00



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Boundary

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