

17255 Forest Green Way

Elbert, CO | El Paso County

5.51 Acres

ALL CASH PRICE

\$184,900



Large Lot

Horses, Chickens Permitted

Near Planned Growth

5.51 Acre El Paso Haven: No HOA, Equestrian Dream, Near Growth

Escape to a captivating 5.51-acre lot in El Paso County where the possibilities are as expansive as the majestic landscape itself! Tucked away near the vibrant growth of Black Forest, this beautiful, large lot offers a unique blend of rural quality with an abundance of sunshine—perfect for your dream home. With no HOA and multiple build sites, let your imagination run wild: think single-family home, tiny house, or a lush tree farm! Equestrians will adore the potential for stables, and nature lovers can immerse themselves in rural residential bliss. Close to city amenities yet offering a serene retreat, this horse property invites those who dream and city dwellers yearning for rural life.

Perfect for: Those who dream. Those who work in the city but want to live rural, Equestrians

Details

Full Address: 17255 Forest Green Way, Elbert, CO, 80106	
County/State: El Paso, CO	Lot Size: 5.51 Acres
Neighborhood: Forest Green	Subdivision: Forest Green
Parcel #: 4120002011	Lot #: 70
GPS Center: 39.08219151, -104.5889147	GPS Corners: 39.0826, -104.5875 NE 39.0814, -104.5884 SE 39.0821, -104.5903 SW 39.0827, -104.5902 NW
Zoning: RR-5, Residential Rural District	Land Use: Residential Acreage
Terrian: Plain, Brush, Gentle Slope	Grade/Slope: Flat w/ Some Sloping
Views: Trees, Rural Residential	Elevation: 7,360
Road Access: Dirt	Seasonal Use: Year Round
Water Source: None	Electricity: Available Nearby
Sanitation: None	Gas: None
Flood Zone Code: X	Est. Annual Property Tax: \$1,812.39
HOA: No	HOA Annual Dues: \$0.00
Improvements: None	
Easements:	

Description

Discover the ultimate escape on a captivating 5.51-acre lot nestled in the heart of El Paso County. Here, your dream home can emerge amidst a landscape that embodies a unique blend of rural charm and untapped potential. This majestic expanse, nearly flat and ready for multiple build sites, invites your imagination to run wild. No HOA restrictions mean you have the freedom to create a personalized haven, be it a stylish single-family home, a quaint tiny house, or a flourishing tree farm.

Imagine starting your mornings with the sun's golden rays on your hillside, while the tranquil melodies of nature serve as your soundtrack. With an abundance of sunshine, this enchanting property beckons those who cherish the simple pleasures of rural living. Equestrians will revel at the prospect of private stables and horseback riding, while agricultural enthusiasts can cultivate fresh eggs, nurture a greenhouse, or embark on personal bee-keeping endeavors.

Positioned near the vibrant Black Forest/North Central planned growth area, this lot grants you the serenity of rural residential life without sacrificing proximity to urban amenities. A quick drive connects you to the energetic pulse of Colorado Springs, offering the perfect balance for those who work in the city yet dream of a peaceful retreat.

Adventure seekers and nature lovers will find boundless joy in the nearby treasures of Fox Run Regional Park, the exhilarating trails of Cheyenne Mountain State Park, and the wonder of Pikes Peak's soaring vistas. This land is more than just a piece of earth; it's a canvas for those who dream, a sanctuary for those wanting to connect with nature, and an open invitation to create a life full of passion and purpose.

Activities

Hiking, Mountain Biking, Natural Attraction, Off Road Trails, State Park, Golf, Unique Monument(s), Horseback Riding, Boating, Fishing, Streams/Rivers, Camping, Lakes/Reservoirs

Nearby Attractions

Fox Run Regional Park, 2110 Stella Dr, Colorado Springs, CO 80921, 18 min (12.6 miles)	Cheyenne Mountain State Park, 410 JL Ranch Heights Rd, Colorado Springs, CO 80926, 44 min (38.1 miles)
Garden of the Gods, Colorado Springs, CO 80904, 39 min (28.7 miles)	Cave of the Winds Mountain Park, 100 Cave of the Winds Rd, Manitou Springs, CO 80829, 48 min (36.2 miles)
Pikes Peak - America's Mountain, 5089 Pikes Peak Hwy, Cascade, CO 80809, 1 hr 19 min (59.2 miles)	Royal Gorge Bridge & Park, 4218 Co Rd 3A, Cañon City, CO 81212 1 hr 37 min (87.8 miles)

Purchase Options

All Cash

All Cash Pricing

Purchase Price: \$184,900.00 plus taxes and closing fees due at closing.

Comparables

Information	This Property	Comparable 1	Comparable 2
Address	17255 Forest Green Way, Elbert, CO, 80106	12205 Forest Green Dr, Elbert, CO 80106	12675 Green Meadow Dr, Elbert, CO 80106
Status	Listed	Listed	Sold
Sold/List Price	\$	\$169,900.00	\$200,000.00
Acres	5.51	5.05	5.19
Price Per Acre	All Cash: \$33,557.17	\$33,643.56	\$38,535.65

Nearby Convenience

Gas

- Conoco, 12480 Black Forest Rd, Colorado Springs, CO 80908, 15 min (10.8 miles)
- Conoco, 2650 North Gate Blvd, Colorado Springs, CO 80921, 18 min (13.4 miles)

Grocery

- King Soopers, 7530 Falcon Mkt Pl, Falcon, CO 80831 15 min (10.5 miles)
- Safeway, 7655 McLaughlin Rd, Falcon, CO 80831, 16 min (10.8 miles)

Medical

- St. Francis Hospital - Interquest, 10860 New Allegiance Dr, Colorado Springs, CO 80921 23 min (17.4 miles)
- Briargate Medical Campus, 8890 N Union Blvd, Colorado Springs, CO 80920, 26 min (19.4 miles)

Nearby Cities/Towns

Large Cities

- Colorado Springs, Colorado, 39 min (26.3 miles)
- Castle Rock, Colorado, 42 min (38 miles)

Towns

- Elbert, Colorado 80106, 16 min (11.8 miles)

Directions

Google Maps

https://www.google.com/maps/place/39%C2%B004'55.9%22N+104%C2%B035'20.1%22W/@39.0821956,-104.5914896,644m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d39.0821915!4d-104.5889147!5m1!1e3?authuser=0&entry=ttu&g_ep=EgoyMDI0MTAyOS4wIKXMDSOASAFQAw%3D%3D

Zoning & Restriction Information

Camping

- Allowed: No

RV's

- Allowed: Yes
- Restrictions: Not allowed as a dwelling

Mobile Homes

- Allowed: Yes
- Restrictions: Mobile homes may be occupied only during construction, permit will be required.

Tiny Homes

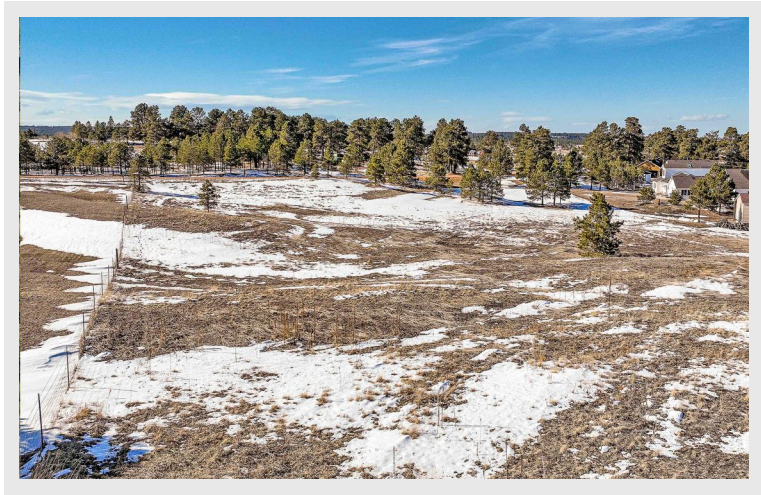
- Allowed: Yes

- Restrictions: A tiny house site plan application shall be applied for and approved prior to the placement of the tiny house on an individual lot.

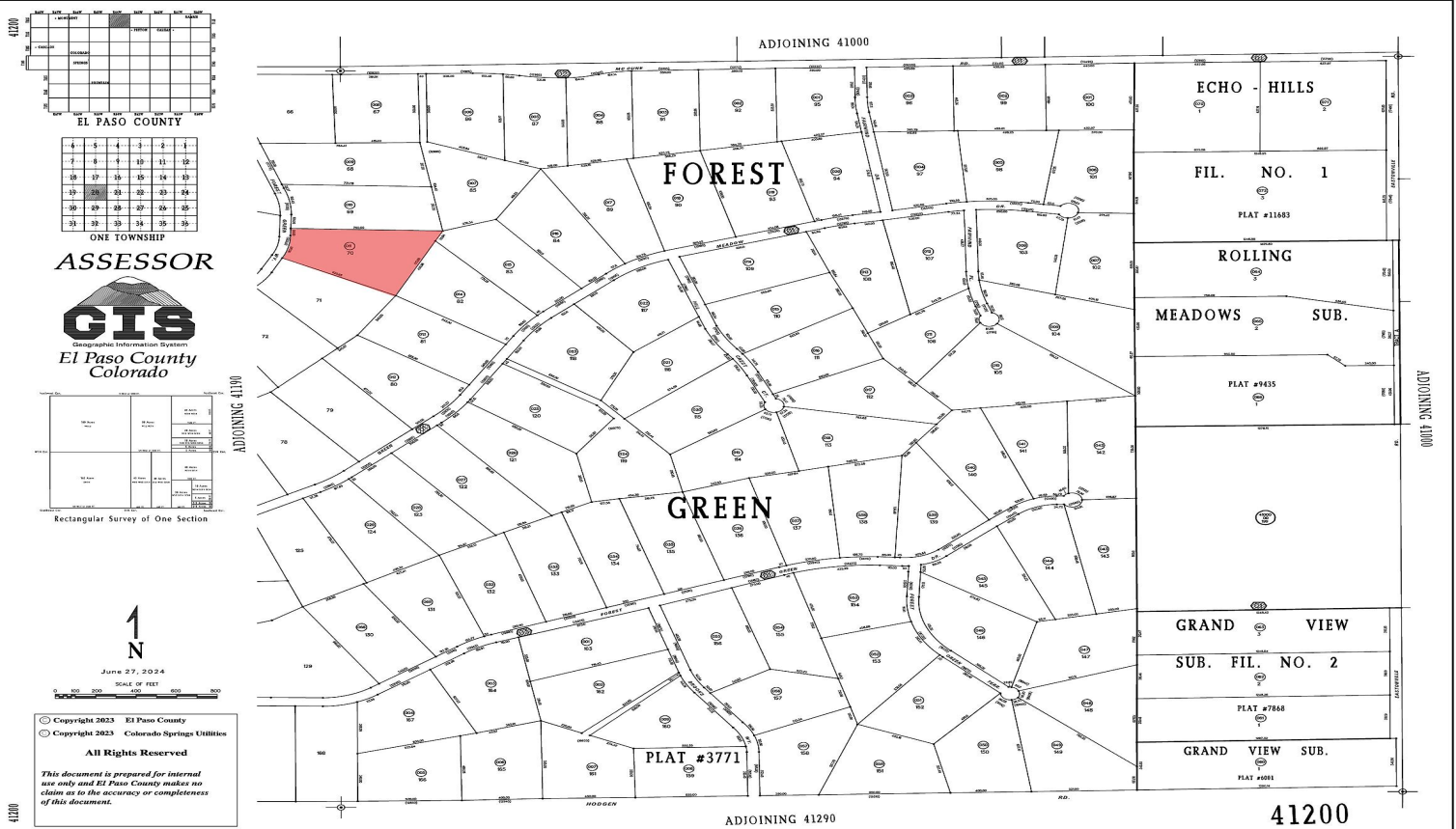
Short-Term Rentals

- Allowed: Unknown
- Restrictions: County does not regulate, must follow State guidelines.

Additional Photos



Plat Map



Resources

Rurban Land

- Property Website: <https://www.rurbanland.com/property/captivating-5-51-acre-el-paso-county-oasis/>
- Phone: 303-381-2890
- Website: RurbanLand.com

County

- County Website: <https://www.elpasoco.com/>
- County Phone: +17195206300
- Full Zoning Document:
- Residential Zoning Document:

Utilities

- Water: Would require water well.
- Sewer: Would require septic system.
- Gas: Apollo Propane Inc 719-683-2400, Global Propane 303-660-9290
- Electric: Mountain View Electric Association 800-388-9881
- Trash: Would have to contact private hauler.

Disclaimer

This property is for sale in its current "As-Is" condition and all information provided is to the best of the seller's knowledge. This means that the Property is sold in its existing state, without any warranties or guarantees, either express or implied, regarding its condition, fitness for a particular purpose, or merchantability.

The Buyer is responsible for performing their own due diligence regarding the Property. This includes verifying all information provided, assessing the Property's suitability for the Buyer's intended use, and conducting any desired inspections or assessments. The Buyer is encouraged to consult with independent professionals, such as surveyors, engineers, and legal advisors, to obtain expert advice as necessary.

Rurban Land LLC may hold an equitable interest in the property but may not possess legal title at the time of sale. While we have secured the right to market and acquire full ownership, we may not yet be the registered legal titleholder. Consequently, Rurban Land LLC makes no assertions or guarantees regarding holding current legal title to the property. Buyers should be aware of this status and may seek legal counsel to understand the implications of purchasing a property under these circumstances.

To the fullest extent permitted by law, the Buyer hereby agrees to waive, release, and forever discharge Rurban Land LLC and all its affiliated companies from any claims, whether legal or equitable, that the Buyer, their heirs, transferees, assigns, subrogees, devisees, and agents may allege, arising out of any discrepancies in lot lines, pictures, or property location compared to the actual Property.