

**AMERICAN
LEGACY**
LAND CO

FOR SALE

**NORTHERN ELBERT
COUNTY EQUINE FARM**

Kiowa, CO

60 +/- Acres

OFFERED AT:

\$1,400,000

ABOUT THIS PROPERTY:

Located in Northern Elbert County is a gently rolling 60 +/- acre property that is perfect for any equestrian or developer. Laying just 11 miles north of Kiowa, this property is waiting for someone that wants to get away from the hustle and bustle of the Denver Metro area and adopt a slower paced way of life on a large acreage that has great access and unbelievable water. With the 2230 square foot 3 bedroom home and a 40 x 70 foot outbuilding and stable, you have everything you will need to support any hobby farm or stable and still have room to store the extra toys, equipment, and tools that won't fit in the two car garage.



More About this Property:

Not only is this property already set up perfectly for the family wanting to get away from the city, it also has immense development potential. Elbert County is one of the fastest growing counties in Colorado and properties with great water supply are in high demand. There are two wells located on the property which have deeded water rights in the Kiowa-Bijou designated groundwater basin pulling water from 3 different aquifers. This property has it all. Whether you are looking for your own place to raise and grow a family away from the city or if you are a developer looking for a place to develop with an abundant supply of water, you better take a close look at this farm.

Please give Nick Wells at 308-991-9544 a call with any and all questions or to schedule your private tour today.

Directions: From Kiowa, go north on Ute Avenue which turns into the Kiowa-Bennett Road 6 miles to County Road 166. Turn right and go 1 mile to County Rd 53 then turn left and go north 1.75 miles. The property will be on the east side of County Rd 53.

Legal Description: 60+/- acres in the NW1/4 35-6-63

Address: 42694 County Road 53, Kiowa, CO 80117

Taxes: \$1859.92

Income Potential: Perfect location to build your dream home or start a county house Airbnb

FEATURES:

- 60 +/- Acres
- Development potential
- Great county road access
- Mature trees and rolling landscape
- Two wells with deeded water rights
- Private pond



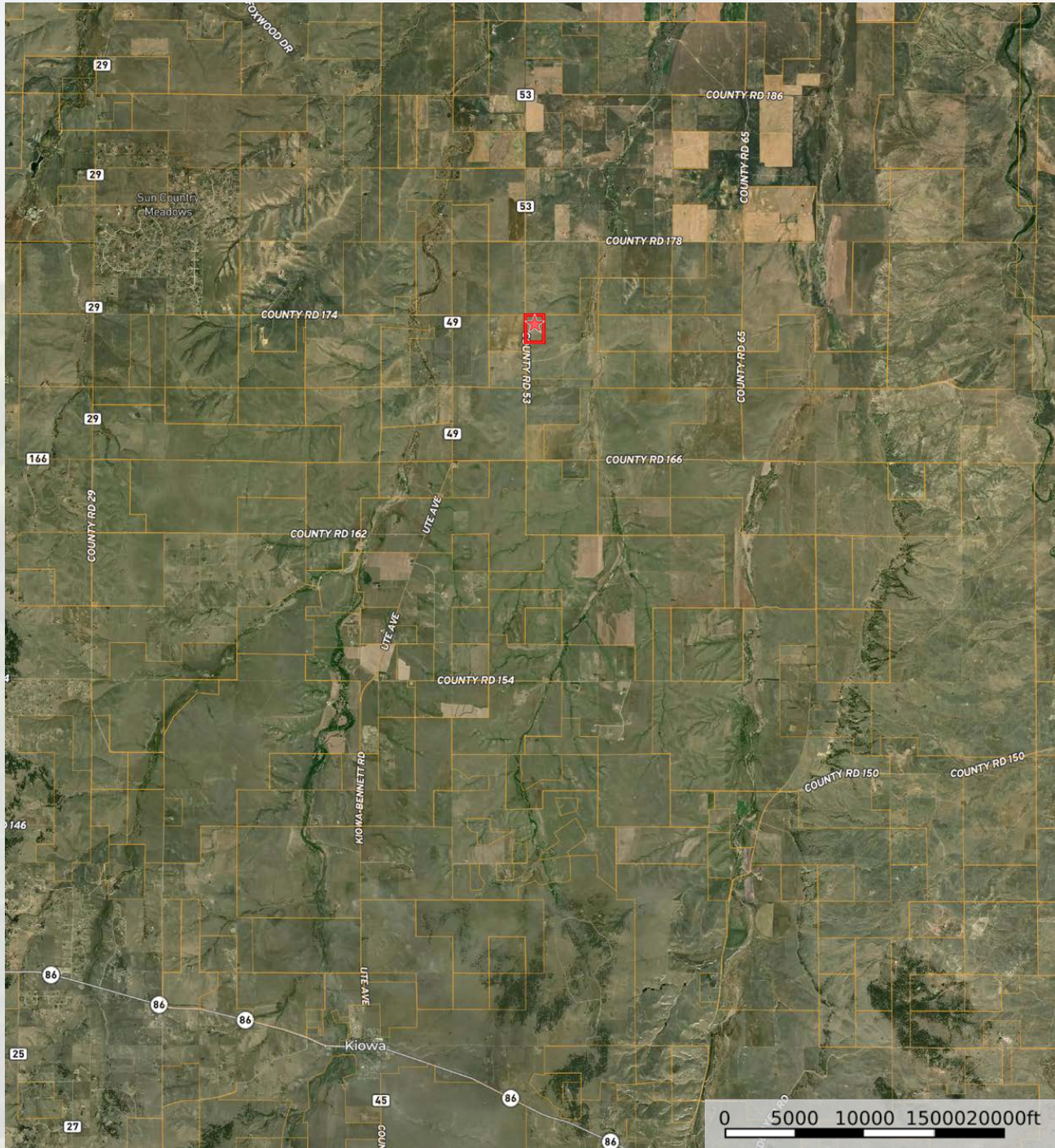
ELBERT COUNTY,
COLORADO



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HELPING **YOU** BUY
AND SELL LAND







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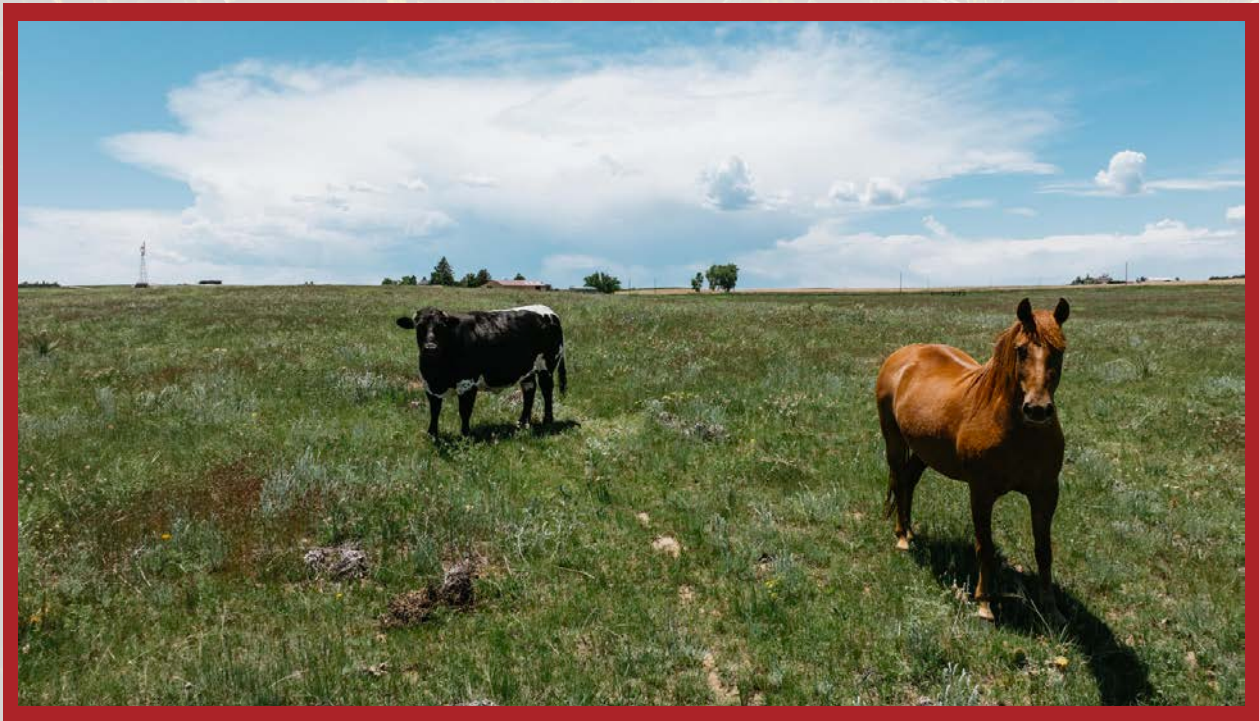
FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





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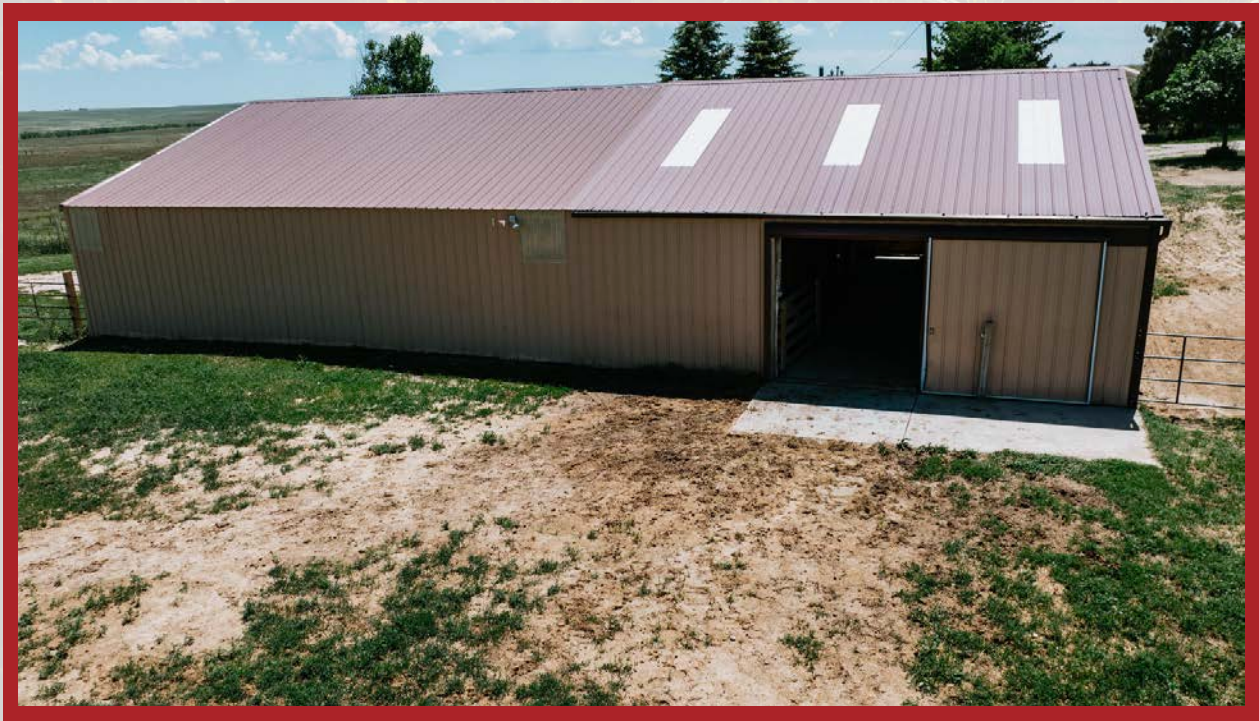
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COMMITTED • DETERMINED
TRUSTED











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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**





About the Agent:

Nick is the Vice President of American Legacy Land Co and Designated Broker for the Nebraska division. As a rural Nebraska native, Nick lives in Holdrege and specializes in agricultural and hunting properties. Growing up on and staying active with his family farm, Nick has been involved with agriculture his entire life as a land owner, hunter, and farmer himself. He has found, developed, and hunted properties all over the Midwest. This gives Nick a very unique perspective when selling and buying property. He is constantly traveling the country viewing and consulting different properties to stay up to date on the ever changing land and agricultural markets.



NICK WELLS, VICE PRESIDENT



308-991-9544



Nick@AmericanLegacyLandCo.com