



## High Pasture 35, El Paso County, Colorado, 35.27 Acres

**\$100,000**

- Agriculture, Water Rights

Looking to escape the hustle and bustle of city life but be close enough for a short commute to work and other amenities? Want to start a homestead and live off the land? Need land for livestock or horses? Look no further! Pictures don't do the views justice, must see in person to get the full perspective! This 35 acre parcel is located south of Calhan. Short drive to Falcon and Colorado Springs. The property has nice rolling native grass pasture which would be ideal for horses. The high point of the land surveys the entire Front Range and Pikes Peak! It is accessible from a private drive and the parcel backs up to larger ranches offering privacy and seclusion. Only a short drive to Judge Orr Road which is a paved road. No HOA or Covenants! There is a complete perimeter fence with a gate at the entrance. Currently off-grid, however power is close by. Water well needs to be drilled. Water rights that are included in the sale: 8.499 Acre-Feet of the Denver Aquifer – 11.026 Acre-Feet of the Arapahoe Aquifer – 13.143 Acre-Feet of the Laramie Fox-Hills Aquifer. El Paso County -A-35 Zoning – Taxes based on 2023 assessments are \$1,247.25 annually. No current grazing lease on the property, but local ranchers could be interested in leasing the land, which would reduce taxes significantly.

### Main Info

- Street Address : Gusty Ridge VW
- Lot Size Acres : 35.27 Acres
- Postal / Zip Code : 80808
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 22000-00-573
- County : El Paso
- Closest City : Calhan

## Taxes

Tax Year : 2022

Estimated Taxes per year are \$1,247.00

## Broker Info



### Cody Switzer

**Rocky Mountain Ranch & Land**

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Having grown up around the land business here in the beautiful state of Colorado, I'm very familiar with mountain, recreational, and ranch land. I'm an avid outdoorsman; Fly fishing, backpacking, snowboarding/skiing are some of my favorite activities. It would be a pleasure to work with you to help find that perfect property that can be used for many years to come. He is a member of the Pikes Peak Association of Realtors.

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