

# 39.24 Acres

## Huerfano County, CO



**Location:** Five miles northwest of Walsenburg, ¼ mile west of Colorado Hwy 69, Adjoining County Road 524

**Address:** 21832 County Road 524, Walsenburg, Colorado 81089

**Water:** There is no source of water developed and currently serving the property. However, a well site has been located by Ray Burtin of Cory's Field Services and is monumented and ready to be drilled. In the meanwhile, there is a cistern located on the property which gravity flows to an RV hookup. Water is hauled from the City of Walsenburg.

**Acreage:** The property has been surveyed and contains 39.24 acres. All corners are located and monumented.

**Fencing:** The north boundary is fenced with 4 strands of barbed wire on steel posts. The other sides have not been fenced.

**Leases:** A grazing lease is in place to maintain ag status.

**Taxes:** \$19.63

**Price:** \$135,000

All information in this report is believed to be accurate and gathered from sources deemed to be reliable. However, Cruikshank Realty, Inc. and its agents assume no responsibility for any error, omission, or correction.





**This property is part of a new subdivision started in 2022. It has a grazing lease to keep taxes lower. The seller has built and graveled the access road and leveled and graveled a 200' X 300' pad area for a shop. A lot of excavation and leveling has been done, along with extensive cleanup. An old school building foundation and debris has been removed. The site has a fantastic view encompassing about 270 degrees and covers from the Spanish Peaks to the west end of Greenhorn Mountain. Pikes Peak Is visible to the north and Fisher's Peak to the south. Gordon Ranch was part of a working coal mine property and is rich in history and artifacts. The property frequently has elk, deer, and antelope grazing and/or passing through.**



MLS #: S221710A (Active) List Price: \$135,000 (25 Hits)

0 No Site Address Walsenburg, CO 81089



Total Acres: 39.24  
Acreage Range: 31-46.99 Acres  
Acreage Source: Court House  
Possible Use: Ranch, Single Family

Sub Area: Walsenburg  
Area: South  
School District: RE-1  
County: Huerfano  
Taxes: 19.63  
Prior Tax Year: 2023

Legal Description: Lot 4, Gordon Ranch, Huerfano County, Colorado

Parcel Number: <a href="#">16284</a>		Parcel #-2:	
Lot: 4	Block: NA	Tract/Filing/Unit: NA	Deed Provided: Special
Water Rights: No		Description:	
Frontage: 825.43	Lot Faces: East		Zoning: RR1
Irregular Lot Size: No		Lot Dimensions: N/A	Lot SqFt: 1709294
HOA: No	HOA Dues:	HOA Dues Amount:	HOA Contact Person:
POA Dues:	POA Dues Amount:		HOA Contact Number:
HOA Inclusions: None			
Property Disclosure Avail: No		Provide Property Disc: Yes	
Disclosure: Existing Mines, Leases			
Documents on File: Leases, Survey, Map			
Variable Commission: No	Commission Type: %	Co-Op %/\$: 2.5	Possession: Day of Closing
Commission on Seller Concessions: No	Earnest Money Required: 1000.00		Earnest Money To: Dotter Abstract
Terms: Cash, Conventional, Other-See Remarks	Showing Instructions: Appointment Only, 24 Hr Notice, Listing Agent Must Be Present		
Ownership: Seller			
Exclusions: None			

**Topography/Lot Description:** Steep, Rolling, Rock Outcroppings, Ranch, View, Bluff Site, Mountain View  
**Access:** Unpaved, County Road  
**Water Company:** None  
**Water:** Cistern, Installed  
**Sewer:** Septic Tank, Hook-up, Installed  
**Electric Co:** San Isabel  
**Electric:**  
**Gas Company:** San Isabel  
**Gas:**  
**Current Internet Provider:**

**Crops:** None  
**Irrigation:** None  
**Extras:** Fencing, Outbuildings, Livestock Permitted  
**Curbs/Gutters:** No  
**Curbs & Gutters:** No Curbs, No Gutters  
**Structures:**  
**Marquee:** No  
**Mineral Rights:**  
**Grazing Rights:**

**Public Remarks:** This property is part of a new subdivision started in 2022. It has a grazing lease to keep taxes lower. The seller has built and graveled the access road and leveled and graveled a 200' X 300' pad area for a shop. A lot of excavation and leveling has been done, along with extensive cleanup. An old school building foundation and debris has been removed. The site has a fantastic view encompassing about 270 degrees and covers from the Spanish Peaks to the west end of Greenhorn Mountain. Pikes Peak is visible to the north and Fisher's Peak to the south. Gordon Ranch was part of a working coal mine property and is rich in history and artifacts. The property frequently has elk, deer, and antelope grazing and/or passing through.

**Directions:** Take Colorado State Highway 69 northwest from Walsenburg to County Road 527 west to County Road 524, turn north approximately 3/8 of a mile to the property entrance on the west side (left) of the road.

**MLS/Agent Only Remarks:** Financing: Owner-carry possible with acceptable credit worthiness. There is no source of water developed and currently serving the property. However, a well site has been located by Ray Burtin of Cory's Field Services and is monumented and ready to be drilled. In the meanwhile, there is a cistern located on the property which gravity flows to an RV hookup. Water is hauled from the City of Walsenburg.

List Date: 4/18/2024	Days On Market: 43	Contract Date:	Appointment Contact #: 719-336-7802
Orig LP: \$135,000	Internet: Yes	DsplyAddr: Yes	AllowAVM: No
			AllowCmmts: No
			Photo: Provided



**Listing Office:** Cruikshank Realty, Inc (#:885)  
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**Showing #:**

**Listing Agent:** John Stroh (#:6)  
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Information Herein Deemed Reliable but Not Guaranteed