

**35975 Judge Orr Road – 12 Miles SE of Calhan, CO  
3 Bedroom Site-Built Home on 40 Acres**



One owner rancher in move in condition. Nice site built home & 40 acres of grassland pasture. Great horse property. Low maintenance stucco exterior, enameled steel eaves & enameled steel roof. Large open one living areas. Rounded corners. Oak cabinets & vanities. Recessed lighting accents. Oak trim. 200 amp main. Plenty of room to expand in 1,920 sq. ft. unfinished basement. Basement is prewired & some partitioning. New gas water heater. Domestic well. Sodded front yard with split-rail fence. Fenced & cross-fenced. Corrals with 12 x 24 stock shed & frost-free hydrant. 6 x 8 storage shed. Propane piped for gas grill. Some pines, austrees & deciduous trees. 10 x 19 covered front porch. Perimeter & interior fencing. Paved all the way to town. Lots of possibilities. Call today to see this nice country property.

For ALL your REAL ESTATE needs CONTACT

**Ed Kovitz & Associates, LLC**

**Ed Kovitz • Tema Kovitz**

18005 U.S. Highway 24 - P.O. Box 275, Peyton, CO 80831-0275  
(719) 749-2690 FAX (719) 749-0054 Email: [ed@edkovitz.com](mailto:ed@edkovitz.com)

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[35975 Judge Orr RD](#)  
 Calhan, CO  
 Area: EYR  
 Schedule#: 0300000241  
 Legal Description: The Northernmost 40 acres of Lot 4, Section 6, Township 13 South, Range 60 West.  
 Zone: A-35  
 Sch Dist: 60Jt-Miami/Yoder  
 Middle: Miami/Yoder

RES-Single Family  
 Zip: 80808 7850  
 Top: 5787  
 Zone Entity: ELP  
 Grade: Miami/Yoder  
 High: Miami/Yoder

LP: \$ 240,000  
 County: El Paso  
 SubArea: East El Paso County  
 Side: 2445

Room Sizes	Bedrooms	Square Feet	Bathrooms
Living: 18 x 19 M	Beds: 3	Total SqFt: 3840	Baths: 2
Dining: 12 x 12 M	MBR: 12 x 20 M	Finished SqFt: 1920	Upper: 0 N
Kitchen: 12 x 20 M	2BR: 10 x 15 M	Above Grade SqFt: 1920	Main: 2 FT
Family:	3BR: 10 x 15 M	Upper: 0	Lower: 0 N
Patio/Deck: 19 x 10	4BR:	Main: 1920	Basement: 0 N
Other 1: x	5BR:	Lower: 0	5pc: 0
Other 2: x		% Lower Finished: 0	Full: 1
Other 3: x		Basement: 1920	3/4: 1
Office:		% Basement Finished: 0	Half: 0
		SqFt Source: Realtor Measured	Rough In: 0
Year Built: 1998			

Exterior Amenities:

Garage Type: None Construction Status: Existing Home Floor Plan: Ranch  
 Bsmt/Foundation: Full Basement Structure: Wood Frame, See Property Description Remarks  
 Siding: Stucco Roofing: Metal Window Type: Vinyl Patio/Deck Description: Covered, Wood Deck Drive Way: Gravel Fence: All, See Property Description Remarks OutBuilding: Loafing Shed, Storage Shed

Interior Amenities:

Fireplace: None Heat/Air: Forced Air, Propane Entry: Closet, Tile Floors: Carpet, Vinyl/Linoleum Appliances: 220v in Kitchen, Dishwasher, Kitchen Vent Fan, Microwave Oven, Range Oven (Gas/Elec), Refrigerator, Self Cleaning Oven Master Bath Amenities: Free-standing Shower Master Bed Amenities: Carpet, Walk-in Closet Living Room Description: Carpet Dining Room Description: KIT/DR Combo Dining Room Atmosphere: Carpet, Dining Area, Walk-out Kitchen Description: Counter Bar Laundry Facilities: Electric Hook-up, Main Rented Equipment: Propane Tank

Lot Information:

Acres: 40.00 Lot SqFt: 1742400 Lot Description: 360-degree View, Level, Meadow, Rural Landscaped: Front Street Description/Access: County Road, Paved Existing Utility: Electricity, Propane, Telephone Existing Water: Well Sanitation: Septic Well Type: Household/Domestic Existing Well Permit: Y Well Permit#: 196695 Wells Total: 1

Property Description:

Dues Frequency: Not Applicable Covenants: N HOA Name: There is not any HOA or Association Occupied: Owner

Offers/Financials:

Terms Offered: Cash, Conventional, FHA, VA Possession Terms: DOD Earnest Money: \$ 2,000 Earnest Money Promissory Note Acceptable: N Title Evidence: Title Insurance Assumable Loan: N Tax: \$ 816 Tax Year: 2008 Optional Disclosures: Home Warranty Avail

Exclusions:

Washer, dryer, freezer, rental propane tank (Glaser Gas), all portable green stock panels, cement feed bunks, and pile of

bridge timbers.

Extras:

(4) "Bronc Rider" bar stools, Whirlpool electric self cleaning oven and GE refrigerator. No personal property is included unless specifically listed.

Directions/Cross Streets:

From Powers Blvd in Colorado Springs take Highway 24 northeast 10 miles through Falcon to Judge Orr Road, then right (east) 22 miles. On right (south) 1 mile east of Sengbeil Road.





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Master



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Bedroom 2



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Bedroom 3



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Main bath



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Master bath



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Basement - Furnace



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Corrals



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Stock Shed



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Storage Shed



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From NE looking south