

Ramah Highway – 5 Miles Northeast of Yoder, CO 160 Acre Home Site – Nice Horse Property - \$120,000



From Northwest corner looking east



From Southwest corner looking east



Ramah Highway Frontage

Utilities: Public electric & phone are located along Ramah Highway near northwest corner. Private wells, septic systems & bottled propane are used in the area.

School: Miami-Yoder School District 60 is approximately 6 miles away at Rush. K-12. Kids are bused 5 miles to & from school.

Zoning: A35. A district established to accommodate rural communities & lifestyles, including the conservation of farming, ranching, agricultural resources & the rural way of life. Horses & livestock ok.

2007 Tax: \$551. **Schedule Number:** 04000-00-276.

Legal: West half of SE4 & North half of SW quarter, Section 5, Township 14 South, Range 60 West of 6th P.M., El Paso County, Colorado.

Great Horse Property. Level to gently rolling parcel includes 160 acres of vacant grassland pasture which offers many home sites to choose from. Plenty of room for barns, arenas, corrals & whatever else suits your fancy. A dry-sandy creek bed transects the property from the northwest corner downward toward the southeast corner. The creek bed area is a flood plain. But, there are plenty of nice home sites that are high & dry & out of the flood plain area. Sandy creek beds are great areas to work your horses. Just think how quick they'll be in a hard surface-flat arena! And, the creek bed and its banks add a little character to the lay of the land. This parcel offers a lot of possibilities. Less than ½ mile of gravel-county maintained Ramah Highway leads to paved State Highway 94.

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