

2 Guthrie Road – 4 Miles Southwest of Calhan, CO 40 +/- Acre Home Site



Horse Property. Very nice parcel with panoramic views which include Pikes Peak & the Front Range. Many nice home sites to choose from with walkout potential. Plenty of room for your custom home, outbuildings and whatever suits your fancy. Only 2¼ miles of gravel county road to paved U.S. Highway 24. Less than 18 miles to Falcon, one of the fastest growing areas in El Paso County. Country living yet just 26 miles from the busy Powers Boulevard corridor in Colorado Springs. Take that first step towards county living today and come out and take a look that this nice property.

For ALL your REAL ESTATE needs Contact

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MLS#: 460228 **St:** A LND **LP:** \$ 88,000
2 Guthrie RD **County:** ELP
Calhan, CO **Zip:** 80808
Area: C/R **SubArea:** East El Paso County
Schedule#: 2200000549 **Top:** 5443 **Side:** 2333
Legal Description: Parcel 2. Southwest quarter of the northwest quarter, Section 17, Township 12 South, Range 62 West of 6th P.M., together with any and all minerals and mineral rights currently owned by the Sellers.
Zone: A-35 **Zone Entity:** ELP
Sch Dist: Rj1-Calhan **Grade:** Calhan
Middle: Calhan **High:** Calhan

Lot Information:

Acres: 40.00 **Lot SqFt:** 1,742,400 **SqFt Source:** Assessor Records **Lot Description:** 360-degree View, Corner, Mountain View, Rural, View of Pikes Peak **Nearest Town:** Calhan **Utilities at Property Line:** Electricity, Telephone **Available Sanitation:** Septic Required **Available Water:** None Known **Existing Water:** None **Existing Well Permit:** N

Property Description:

Street Description/Access: County Road, Gravel **Dues Frequency:** Not Applicable **HOA Name:** No HOA **Restrictions:** Easements **Topography:** Level, Meadow, Rolling, Sloping **Vegetation:** Grass **Extra Features:** Fence-Partial, Horses Allowed, Manufactured Homes Allowed

Offers/Financials:

Terms Offered: Cash, Conventional, FHA, VA **Possession Terms:** DOD **Close/Title Company:** Land Title **Earnest Money:** \$ 1,500 **Earnest Money Promissory Note Acceptable:** N **Title Evidence:** Title Insurance **Assumable Loan:** N **Tax:** \$ 18 **Tax Year:** 2007

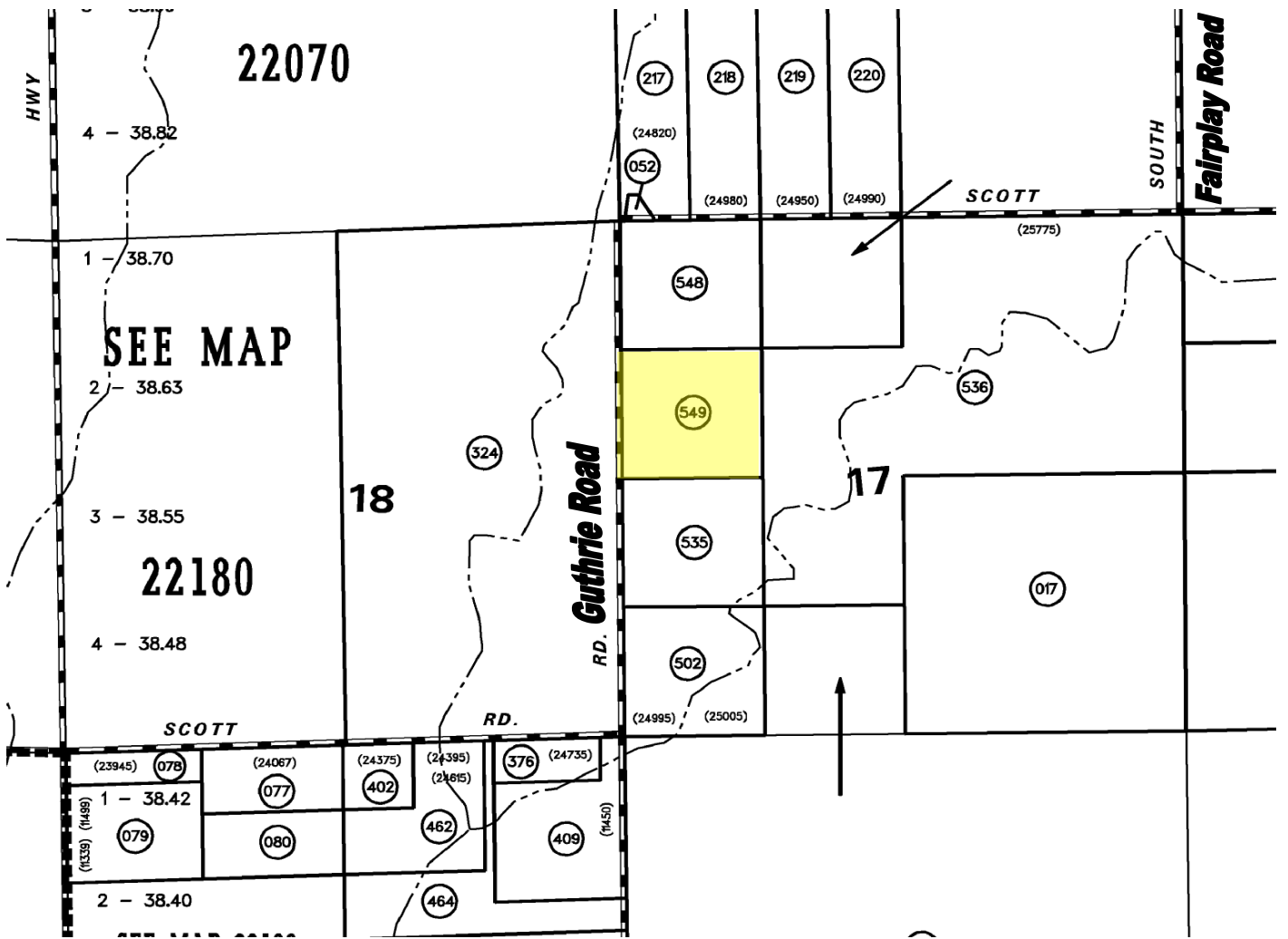
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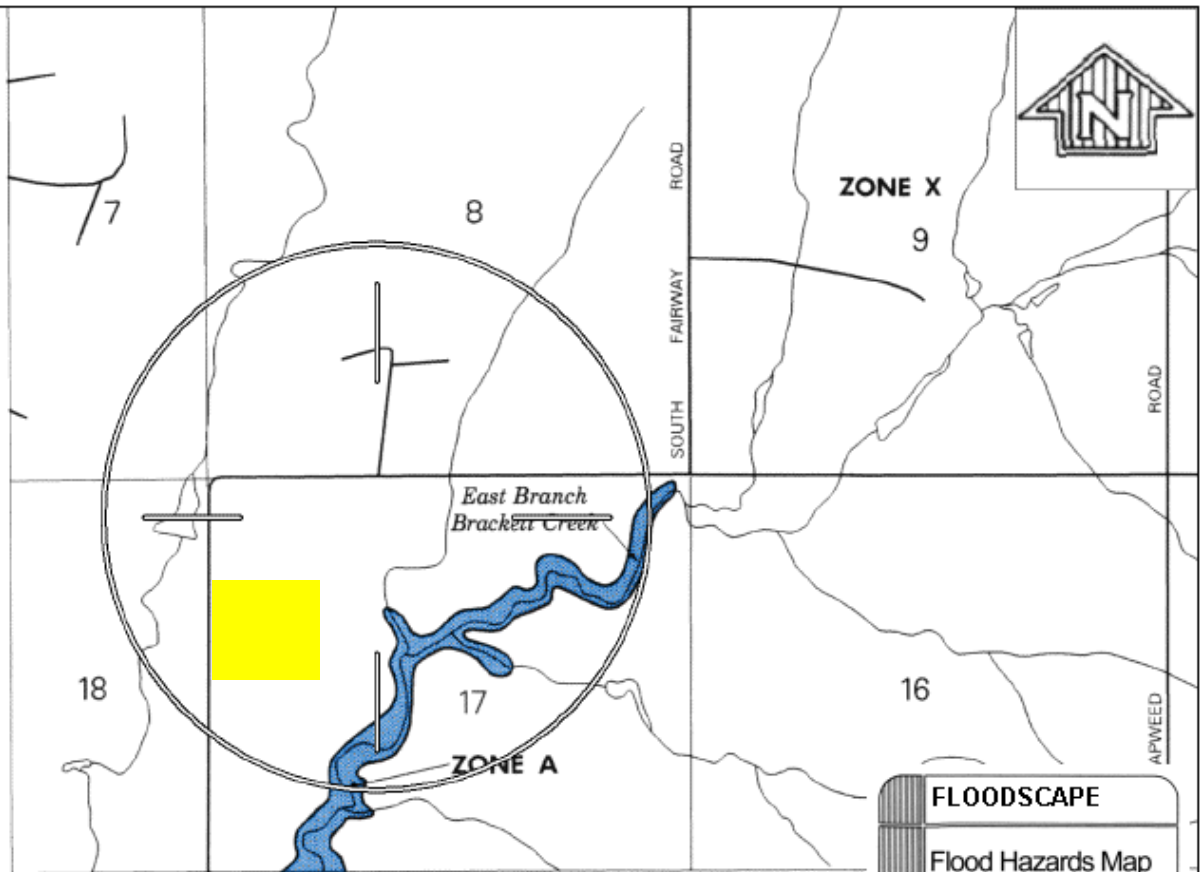
Fenced on the south & east.

Directions/Cross Streets:

From Powers Blvd in Colorado Springs take Hwy 24 northeast 24 miles to Fairplay Road, then right (south) 1 mile to Scott Road, then right (west) 1 mile to Guthrie Road, then left (south) 1/4 mile to the northwest corner of the property.







In reviewing the below referenced flood insurance rate map it has been determined that no portion of the subject property is located within a special flood hazard area zone beginning with the letter "A" or "V".

FLOODSCAPE
Flood Hazards Map
Map Number
08041C0400G
Effective Date
August 23, 1999

For more information about flood zones and flood insurance, contact:

Powered by FloodSource
877.77.FLOOD
www.floodsource.com

