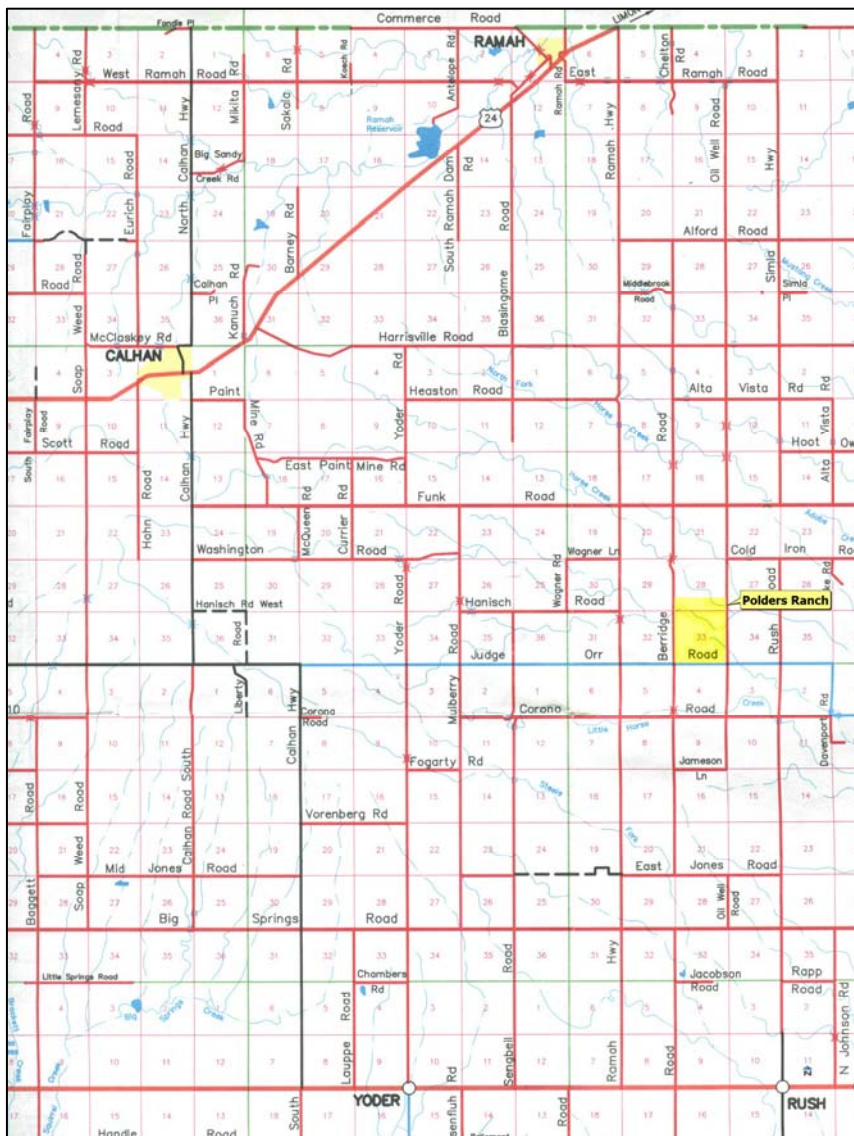


# ***Polders Ranch Parcels For Sale***

***Put Your Mini-Ranch Together The Way That You Like It!***

- ✓ The Polders Ranch is located approximately 9 miles northwest of Rush, Colorado in Rural El Paso County.
- ✓ Electric and telephone lines are basically located along most of the adjoining roadways.
- ✓ Access to all seven parcels is provided via paved or gravel, all weather county maintained roadways. Judge Orr Road is paved all the way from Hwy. 24 at Falcon.
- ✓ **Mineral Rights:** Purchase price will include one-half of any minerals and mineral rights currently owned by Sellers. County records indicate that Sellers own all of the minerals, however this is not guaranteed.
- ✓ All parcels offer 360 degree area views that include Pikes Peak.
- ✓ Private well and septic systems are required as there are no public systems in the area.
- ✓ All parcels are zoned A-35. A district established to accommodate rural communities and lifestyles, including the conservation of farming, ranching, agricultural resources and the rural way of life. Horses and livestock are ok.
- ✓ Miami-Yoder School District 60, Rush. K-12. Kids are bused to and from school.
- ✓ Terms-Cash or New Financing.



For ALL your REAL ESTATE needs CALL

**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 E-mail: ed@edkovitz.com

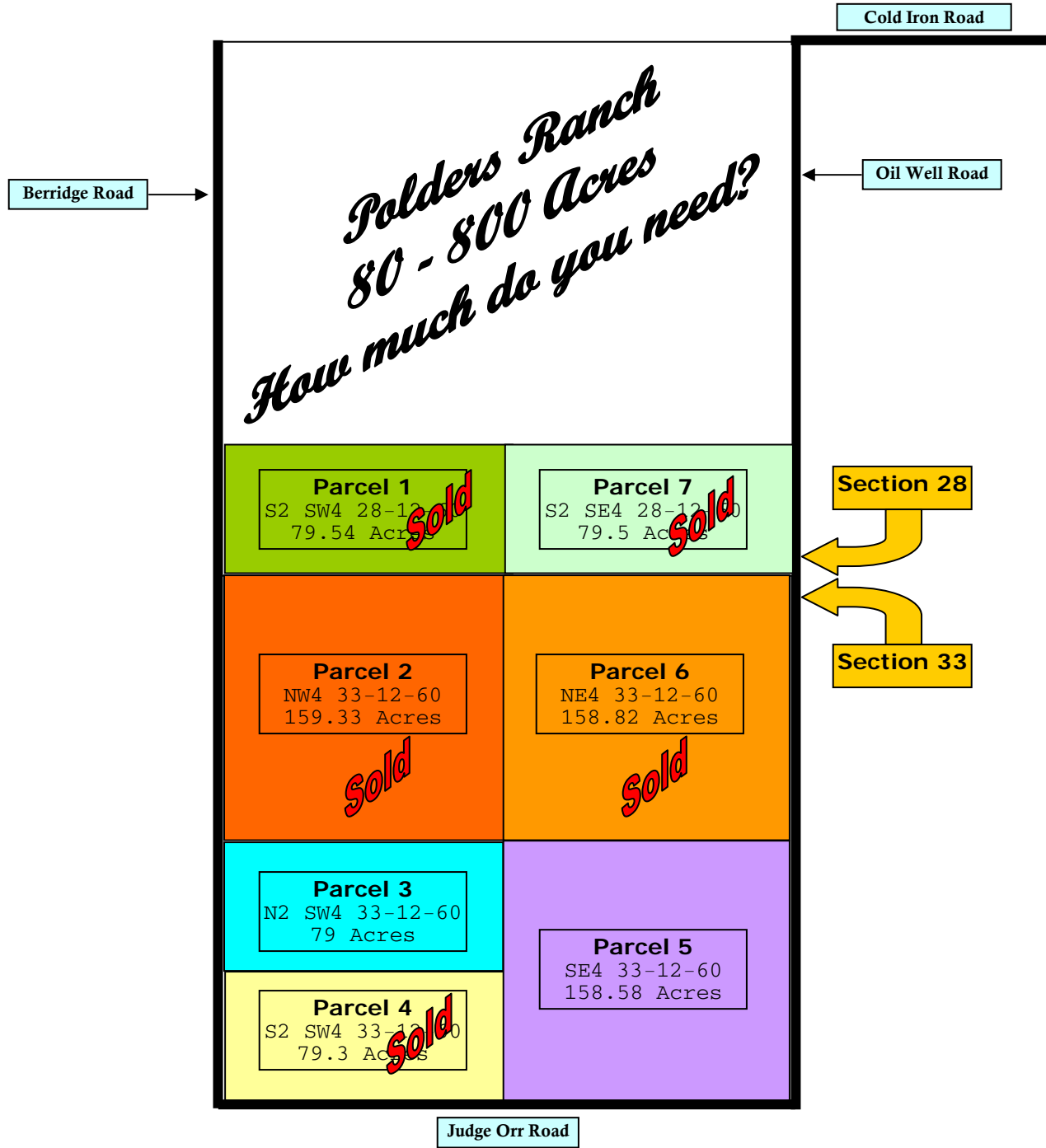
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# Parcel Map – Polders Ranch



# Polders Ranch – Parcel Information

- ✓ Assessors Schedule Number 02000-00-469, which includes the entire remaining ranch. The property has an agricultural tax classification. Estimated 2007 tax for the remaining 634 acres is \$245 or .39 per acre. New Schedule Numbers will be assigned as parcels are sold and taxes will be re-evaluated for each parcel.
- ✓ Survey: The property was surveyed in 2006. Existing fences may not be on property lines.
- ✓ Flood Plain areas transect Parcels 1, 2, 6 and 7. These low lying areas consist of dry sandy creek beds which are basically tributaries of Horse Creek. The flood plain areas are easily identified by the dry sandy creek beds with predominate banks. Care should be taken not to build in the flood plain areas. These sandy creek beds are excellent areas to work your horses out. Just imagine how fast they will be during that competition when they are on a flat hard surface! A copy of the Flood Plain map is available upon request, Panels 08041CO 650F and 675F.

**Parcel 1** - S2 of SW4 of Section 28, Township 12 South, Range 60 West of 6<sup>th</sup> P.M., El Paso County, CO.

79.54 acres of vacant grassland pasture. Electric approximately 1/8 mile north. Telephone all along Berridge Road.

Some flood plain area is located in the southwest portion of property.

Pick your home site on this level to gently rolling parcel.

Price: \$52,000                      MLS #565853

**Sold**

**Parcel 3** – N2 of SW4 of Section 33, Township 12 South, Range 60 West of 6<sup>th</sup> P.M., El Paso County, CO.

79 acres of vacant grassland pasture. Electric and telephone all along Judge Orr Road. Telephone all along Berridge Road. Gas pipeline easement.

Build your dream home on this nice level to gently rolling parcel.

Price: \$56,000.00                      MLS #596280

**Parcel 5** – SE4 of Section 33, Township 12 South, Range 60 West of 6<sup>th</sup> P.M., El Paso County, CO.

Nice corner parcel with 158.58 acres of grassland pasture. Level to gently rolling parcel – pick your home site and take that first step today towards country living. Your horses will love it. And, how about a few 4-H animals for the kids?

Price: \$104,000.                      MLS #559197

**Parcel 2** – NW4 of Section 33, Township 12 South, Range 60 West of 6<sup>th</sup> P.M., El Paso County, CO.

159.33 acres of grassland pasture. Level to gently rolling terrain. Nice parcel, just pick your home site. Electric approximately 1/2 mile north or south. Telephone all along Berridge Road

Some flood plain area in northern half. Gas pipeline near southeast corner.

Price: \$96,000                      MLS #554616

**Sold**

**Parcel 6** – NE4 of Section 33, Township 12 South, Range 60 West of 6<sup>th</sup> P.M., El Paso County, CO.

158.82 acres of grassland pasture with a run-off stock pond. Level to gently rolling. Several nice building sites on this parcel.

Flood plain area transects the corner portion of the property and the northeast corner.

Price: \$96,000                      MLS #436156

**Sold**

**Parcel 4 – The Home Place**

**38050 Judge Orr Road, Calhan, CO 80808**  
S2 of SW4, Section 33, Township 12 South,  
Range 60 West of 6<sup>th</sup> P.M., El Paso County, CO.

79.3 acres of grassland pasture with the ranch house and outbuildings.

The home was built in 1945 and has been added onto and updated. Approximately 1,154 sq. ft. of living area which includes: living/dining room combo, kitchen with eating space, 3 bedrooms, full bath and back porch/laundry facilities.

Small cellar area, approximately 16' x 30' with inside entry. Good for storage or as storm cellar.

Other improvements include: (1) 22' x 24' Bunk house built in 1945; (2) 1959 Dairy barn built in 1905; (2) 8' x 10' storage sheds, 12' x 14' storage shed and of course the old rustic chicken coop built in the early 1900's. Some corrals and a loading chute.

Utilities include a private well, septic system, electric and telephone. Gas pipeline easement.

Trees – Trees – Trees – Beautiful windbreak along the north and around the home with hundreds of mature Ponderosa Pines and assorted deciduous trees.

Buy this parcel and you'll be buying a little history. Make it a little bigger and include Parcel 3 for a total of approximately 160 acres. Or, really splurge and add Parcel 5 too for a total of approximately 320 acres.

Price: \$195,000.

MLS 504432

**Parcel 7 – S2 of SE4 of Section 28, Township 12 South, Range 60 West of 6<sup>th</sup> P.M., El Paso County, CO.**

79.5 acres of vacant grassland pasture. Includes a stock well with windmill and stock tank. Electric and telephone along Oil Well Road.

A flood plain area bisects a large portion of the property.

Pick your home site on this level to moderately rolling parcel.

Price: \$48,000

MLS #540516

**Directions: From Falcon** go 2 miles northeast on Highway 24 to Judge Orr Road, then right (east) 24½ miles to Berridge Road and the southwest corner of Parcel 4.

**From Calhan** take Highway 24 east thru town to Yoder Street (Calhan Highway), then right (south) on Calhan Highway 5½ miles to Judge Orr Road, then left (east) 9 miles to Berridge Road & the southwest corner of Parcel 4.

**From Rush** go 8 miles north on Rush Road to Judge Orr Road, then left (west) 1 mile to Oil Well Road & the southeast corner of Parcel 5.

***The Polders Ranch is marketed by***

**Ed Kovitz & Associates, LLC**

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**Parcel 3**



**Parcel 5**