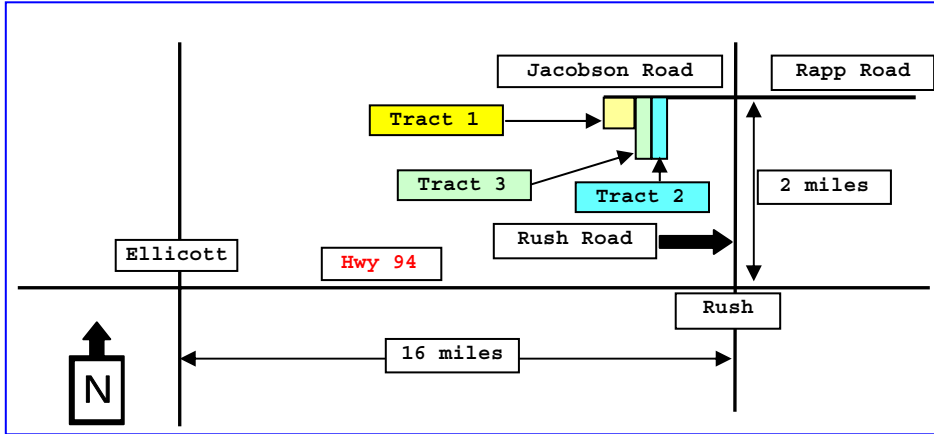


40 Acres For Sale

Jacobson Road, 2¾ Miles NW of Rush, Colorado



Directions: From Ellicott go 16 miles east on Hwy. 94 to Rush, then left (north) on Rush Road 2 miles to Rapp Road, then left (west) just ¾ mile to the northeast corner of Tract 1. Property on left (south) and there is a fence between Tracts 2 & 3.

Rapp Road becomes Jacobson Road west of Rush Road.

Tract 1: 40+/- acre home site. Plenty of good home sites to choose from on this nice parcel. Mostly level. Steels Fork Creek transects the property from the northwest corner to the southwest corner. The creek bed area is a flood plain. But, there are plenty of nice home sites that are high and dry and 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!

Fenced on west & south. Fence line is off near the southern line where Steels Fork Creek crosses a small portion of the property. The fence was run to accommodate the creek bank. The power pole in the middle of the creek bed is the approximate corner.

Legal: NW4 of NW4 (aka Government Lot 4) 3-14-60 El Paso County, CO, together with any and all minerals and mineral rights owned by Seller.

2006 Tax: \$10.00. Agricultural classification.

Price: \$36,000. Cash, new financing or owner carry with 20% down, 9% APR for 10 years.

Tracts 2 & 3. (2) 40+/- acre parcels. Nice level parcels. Pick the home you want then choose your building site. Do you want a garage? Where should we put the garage? Don't wait any longer - give us a call.

Sold

General Info

- **Utilities:** Public electric and telephone along Jacobson Road. Private wells, septic and bottled propane used in the area.
- **School:** Miami Yoder #60, Rush. K-12. Within 2½ miles. School bus stops at Rush Road.
- **Zoning:** A-35. A district established to accommodate rural communities and lifestyles, including the conservation of farming, ranching and agricultural resources.
- **Schedule #:** 04000-00-265.
- **Views:** Good area and Pikes Peak views.
- **Additional Info:** Conveniently located just 2½ miles from Rush and Colorado Hwy. 94. Only 34 miles from Powers Blvd. in Colorado Springs.
- **Terms:** Cash or new financing. Construction loans welcome. Or, Seller will finance with 20% down, 9% APR, amortized for 15 years.
- **Access:** Jacobson Road is not county maintained.

For ALL your REAL ESTATE needs CALL

Ed Kovitz & Associates, LLC

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