

38940 Alta Vista Road – 11 Miles Southeast of Calhan, CO 40 Acre Home Site With Well & Septic



Do you like square-corner lots, Pikes Peak-mountain views & good grassland pasture? If so, be sure to take a look at this nice 40 acre parcel. Previously had a manufactured home, so the well, septic, electric & phone are all in. Move a manufactured or modular home in or build that dream home. Plenty of room for barns, arenas & ??? It is fenced & cross-fenced & there are even a few trees. Come take a look. We are sure that you will agree that this is an exceptional parcel.

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

Real Estate Broker • Licensed Appraiser • Professional Auctioneer

"Successfully Serving Our Friends & Neighbors Since 1979"

Member Pikes Peak Association of Realtors & Denver Area MetroList – MLS Service

Visit our Website at edkovitz.com MLS#501833

MLS#: 501833 St: **A** LND LP: \$ 64,000
[38920 Alta Vista RD](#) County: ELP
Ramah, CO Zip: 80832 9302
Area: C/R BSA: SubArea: East El Paso County
Schedule#: [0200000309](#) Top: 5898 Side: 2223
Legal Description: Southwest quarter of the Southwest quarter of Section 3, Township 12
South, Range 60 West of 6th PM.
Zone: A-35 Zone Entity: ELP
Sch Dist: 100J-Big Sandy Grade: Big Sandy
Middle: Big Sandy High: Big Sandy

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: Ramah Utilities
at Property Line: See Property Description Remarks Available
Sanitation: Septic Installed Available Water: Well Existing
Water: Well-active Wells Total: 1 Well Type: Domestic
Existing Well Permit: Y Well Permit#: 124083

Property Description:

Street Description/Access: County Road, Gravel Dues Frequency:
Not Applicable Covenants: N HOA Name: There is not a HOA
Restrictions: Easements Topography: Level, Meadow, Rolling
Vegetation: Grass, Other Trees Extra Features: Fence-Cross,
Fence-Perimeter, Horses Allowed, Manufactured Homes Allowed

Offers/Financials:

Terms Offered: Cash, Conventional, FHA, VA Possession Terms:
DOD Close/Title Company: Land Title Earnest Money: \$ 1,000
Earnest Holder: Land Title Guarantee Company Earnest Money
Promissory Note Acceptable: N Title Evidence: Title Insurance
Tax: \$182 Tax Year: 2008 Optional Notices: Sold As Is

Exclusions:

n/a

Extras:

Minerals and mineral rights (if any) owned by the Seller and appurtenant to the Property.

Directions/Cross Streets:

From Powers Blvd in Colorado Springs take Hwy 24 northeast 25 mi to Calhan, continue
northeast on Hwy 24 for 1 mi to Harrisville Rd, then right (east) 9 mi to Oil Well Rd,
then right (south) 1 mi to Alta Vista Rd, then left (east) 1/8 mi to driveway.



Overview



Driveway



From NW corner looking east



From NW corner looking south. Road frontage.



From SW looking north. Road frontage.



From SE looking west. Road frontage.



Trees



Well head & pit.



Old Sheds



View looking west