

**MLS#:** 692466**St:** A

LND

LP: \$ 120,000[Hanisch RD](#)**County:** ELP

Calhan, CO

Zip: 80808**Area:** C/R**BSA:****SubArea:** Calhan**Schedule#:** 1200000196**Top:** 5776**Side:** 2344**Legal Description:** W2NE4 AND E2NE4 AND WLY 30 FT OF SE4 ALL IN SEC 26-12-61. SCHEDULE #s 1200000196, 1200000238, 1200000237**Zone:** A-35**Zone Entity:** CAL**Sch Dist:** 60Jt-Miami/Yoder**Grade:** Miami/Yoder**Middle:** Miami/Yoder**High:** Miami/Yoder**Lot Information:****Acres:** 160.00 **Lot SqFt:** 6,969,600 **Lot Description:** Rural **Utilities at Property Line:** See Property Description Remarks **Available Sanitation:** Septic Required **Available Water:** Well **Existing Water:** None **Well Type:** Domestic **Existing Well Permit:** N**Property Description:****Street Description/Access:** County Road **Dues Frequency:** Not Applicable **Restrictions:** None **Topography:** Meadow**Offers/Financials:****Terms Offered:** Cash, Conventional **Possession Terms:** DOD **Earnest Money:** \$ 2,000 **Earnest Money Promissory Note Acceptable:** N **Title Evidence:** Title Insurance **Assumable Loan:** N **Equity:** \$ 120,000 **Tax:** \$ 1 **Tax Year:** 2008 **PPMLS Required Disclosures:** Not Applicable**Exclusions:****Extras:****Property Description Remarks:**

HAS DEEDED ACCES * FENCED EXCEPT FOR E 1/4 MILE ON THE S. SIDE * SEVERAL NICE BUILDING SITES * JUST N. OF JUDGE ORR RD BETWEEN MULBERRY AND SENGBELL * GATED, LOCKED ACCESS TO PROPERTY GOES N. OFF HANISCH RD. *YOU MAY DRIVE UP THE RIGHT OF WAY, BUT PLEASE DO NOT DRIVE OUT ON THE PROPERTY * GOOD PASTURE HAS NOT BEEN GRASED IN SOME TIME* HAS SOME SAND CREEK IN NE CORNER

Property Desc Supplemental Remarks**Directions/Cross Streets:**

HWY. 24 TO JUDGE ORR E. TO MULBERRY N. TO HANISCH RD E. TO PROPERTY.

Sold Information:**Sold Price :** \$**Sold Date :****Sold Terms:****CDOM:** 6**MLS#:** 692466

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Gated Easement

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