

**\$250,000**

(303) 880-3040

**35635 County Road 160**

Agate, CO 80101



**General Information**

<b>Bedrooms:</b>	1	<b>Acreage (approx.):</b>	60	<b>Floors:</b>	1
<b>Bathrooms:</b>	1	<b>Type:</b>	Farms/Acreage	<b>County:</b>	Elbert
<b>Size (approx.):</b>	833	<b>Style:</b>	Not Specified		

**Description**

Beautiful rural prairie home with garage and many outbuildings (even a port for your RV!) with water rights for 5 acre feet/year, for commercial or residential use! Great zoning allows you to do almost anything there you want, and the taxes are really low! Home, structures, well all built 2007. House is a custom double-wide modular (you can hardly even tell it's not stick-built!) with all electric appliances, all laminate tile floors, satellite internet, skylights, woodburning fireplace, energy efficient windows, vaulted ceilings. Garage is stick-built two car, extra tall, with 1 and 3 phase electricity (great for a shop or business!). 40 acres have already been tilled and are ready for you to plant! Also has about 10 acres of natural area with a seasonal creek—great for recreation, hunting, or just watching the wildlife. The town has a great school, the fire department is only two minutes away, and it's only 30 minutes to the Denver metro area!

**Contact Information**

**Primary Phone:** (303) 880-3040  
**Email:** jbssb@yahoo.com



**More Property Info**

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