



## HOMESTEAD ON RIDGE ROAD

CASTLE ROCK, COLORADO | 35 ACRES | \$910,000

The Homestead On Ridge Road is comprised of a 35.03-acre land parcel allowing for the building of one residence and outbuildings. The area is comprised of similar 35-acre tracts with newer homes and outbuildings. The property is desirable as a rural land tract with grassland acreage available for livestock and/or equestrian grazing. The property has outstanding Front Range Mountain views. The area offers some of the largest building parcels close to the town of Castle Rock.

The 35.01-acre surveyed tract is fully fenced. The property is allowed under Colorado statute to have one domestic well to service one primary residence and outbuildings including a lawn area and watering domestic animals. Access is from paved Ridge Road and power is to the property. Additionally, the seller is offering one half of the adjudicated water rights owned amounting to 2 AF in two separate aquifers. The seller has completed soil testing and architectural plans for a new home.

The property slopes easterly from Ridge Road and the slope is undulating to gently rolling. Near the eastern border there is a wildlife area characterized by a sloping oak covered draw where one is likely to find evidence of mule deer, turkeys, coyote and other resident wildlife.











## LOCATION & AREA

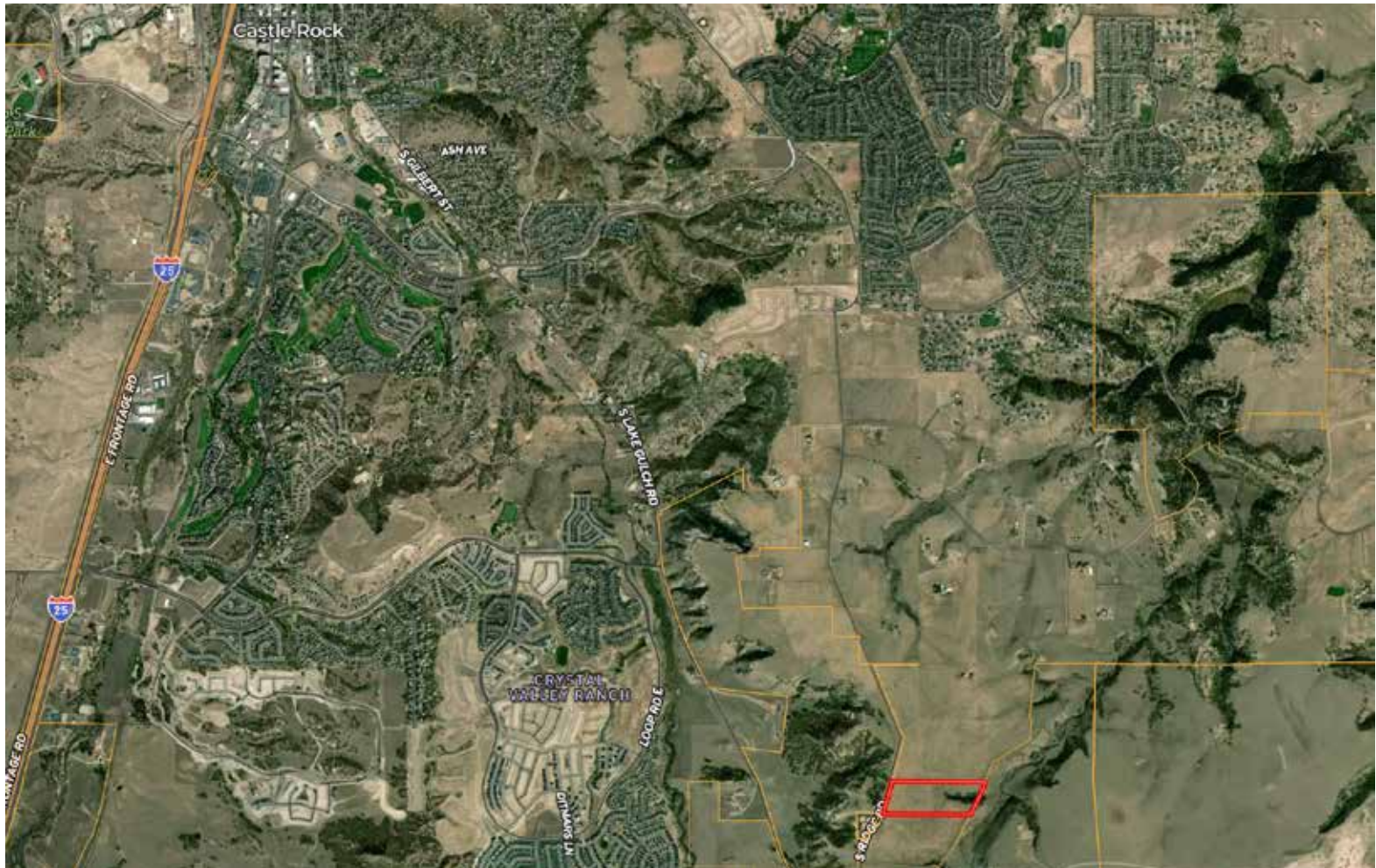
The property is located at 2484 S. Ridge Road, Castle Rock, CO. which is just a few miles southeast of Castle Rock. South Ridge Road is a paved road and stretches from Highway 86 to Lake Gulch Road allowing for desirable access to Castle Rock or Franktown as well as to Highway 83 which connects to Colorado Springs. Access to amenities is convenient to shopping in Castle Rock via Lake Gulch Road and the nearest grocery store is located just a couple of miles north on Ridge Road at Hwy 86.

Douglas County School District offer open enrollment and is one of the nation's top school districts, scoring #11 in the Test Prep's Most Envied School District in America. Assigned schools for this location are Flagstone Elementary School, Mesa Middle School and Douglas County High School.

The neighborhood consisting of 5 other similar building lots is protected with an HOA, Tierra Alta No. 1 Property Owner's Association, providing for typical covenants including a minimum residential size of 1400 sf and allowing up to two (2) ancillary structures not to exceed 5000 sf. The HOA is designed to maintain a quality neighborhood and prevent junk and trash accumulation eyesores. The annual cost of the HOA is \$391.25.

## SUMMARY

The Homestead On Ridge Road offers a quality 35-acre tract ideal for country living and building your dream home with a shop or barn. The availability of vacant 35-acre tracts near Castle Rock is limited and this property is a quality site with reasonable comparable pricing. The property offers excellent access, great views and a quiet location.



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