

# Pine View Estates Lot 7

5.04 Acres

El Paso County, CO

\$225,000



HAYDEN  OUTDOORS<sup>®</sup>

# Pine View Estates Lot 7

TOTAL ACRES:

5.04

PRICE:

\$225,000

COUNTY:

El Paso County

CLOSEST TOWN:

Peyton, CO

## Activities & Amenities:

ATV/Off Road  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Turkey

## Land Details:

**Address:** TBD Pine View Estates,  
Peyton, Colorado 80831, USA  
**Closest Town:** Peyton  
**Total Acres:** 5.04  
**Deeded Acres:** 5.04  
**Leased Acres:** 0.00  
**Zoning:** Residential  
**Topography:** moderate  
**Water Rights:** Yes  
**Source of lot size:** Survey

## Property Summary

Here is a chance to own a beautiful lot at Pine View Estates. Located in the Palmer Divide region of the eastern plains, the lots are 5 +/- acres of beautiful smooth brome pasture with Ponderosa Pines dotting the landscape. Located just a half hour from Colorado Springs and all the amenities of town but still maintaining the country feel.

## Land

Welcome to Pine View Estates, these lots offer big views and plenty of privacy!! Featuring native grass pasture and a smattering of Ponderosa Pines, the 5 +/- acre lots give plenty of room to roam. Located off Red Barn Road, Pine View Estates are just a short drive from Homestead Park, and 20 minutes from Falcon Amenities!!! The surroundings are quiet and peaceful and the lots feature great locations for a home sites that will offer some seclusion and privacy. Electricity to lot line. Well and septic required. \*Covenants apply

Lot 1 sits on the north side of the subdivision road and is the furthest NE lot in the subdivision. Electricity is located on the NE side of the lot. There is a seasonal pond on the NW corner of the property and a good smattering of Ponderosa Pines.

Call today 308-882-8171

## Improvements

Each lot has electrical service to the lot line and a new access road with cul-de-sac into the subdivision.





## Recreation

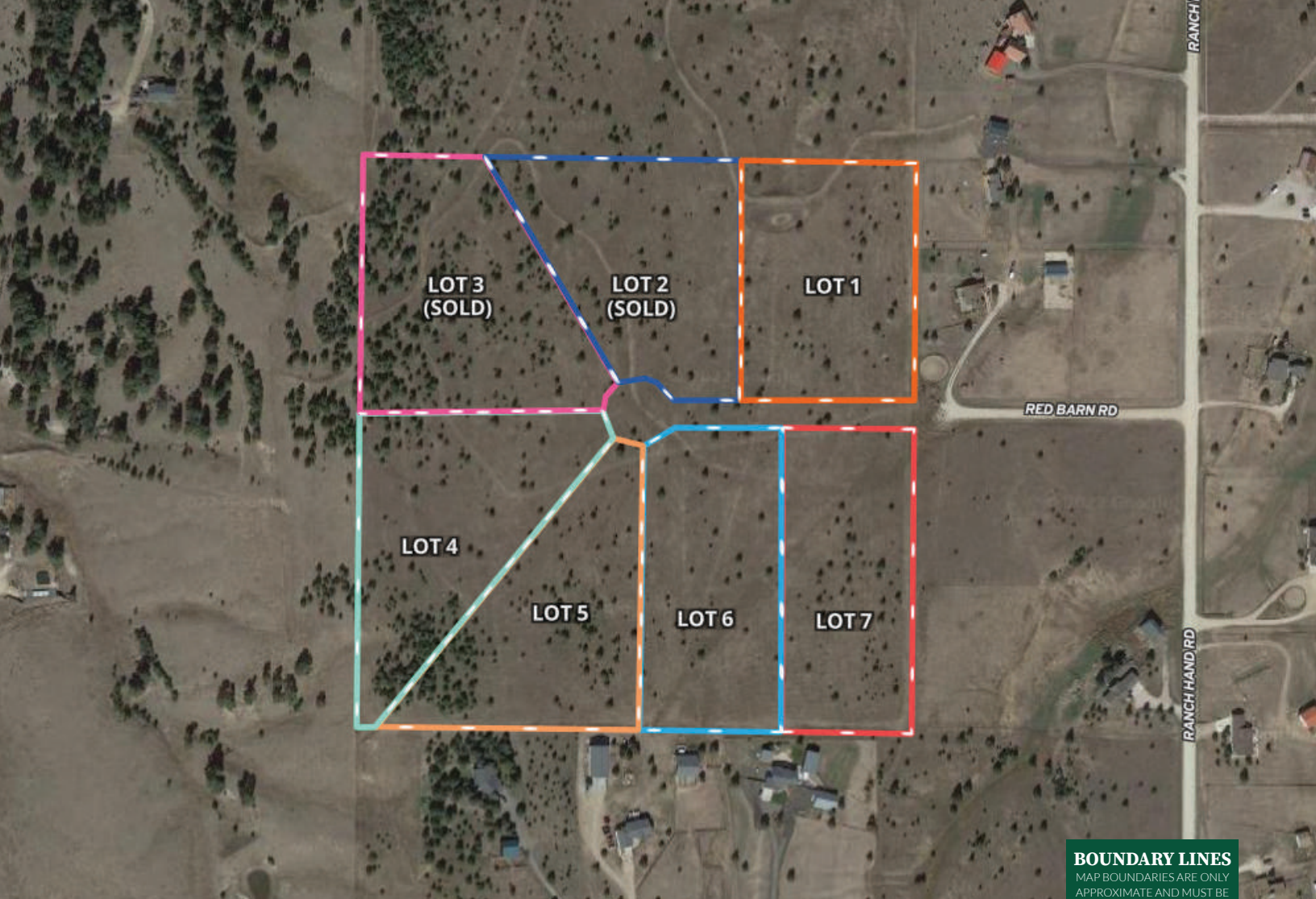
Wildlife is abundant in the area with mule deer, turkey and the occasional elk traveling through the property. There are also many species of songbirds and small mammals the frequent the land.

## Water/Mineral Rights & Natural Resources

Each lot comes with a .48 acre ft. water right from the Dawson Aquifer.

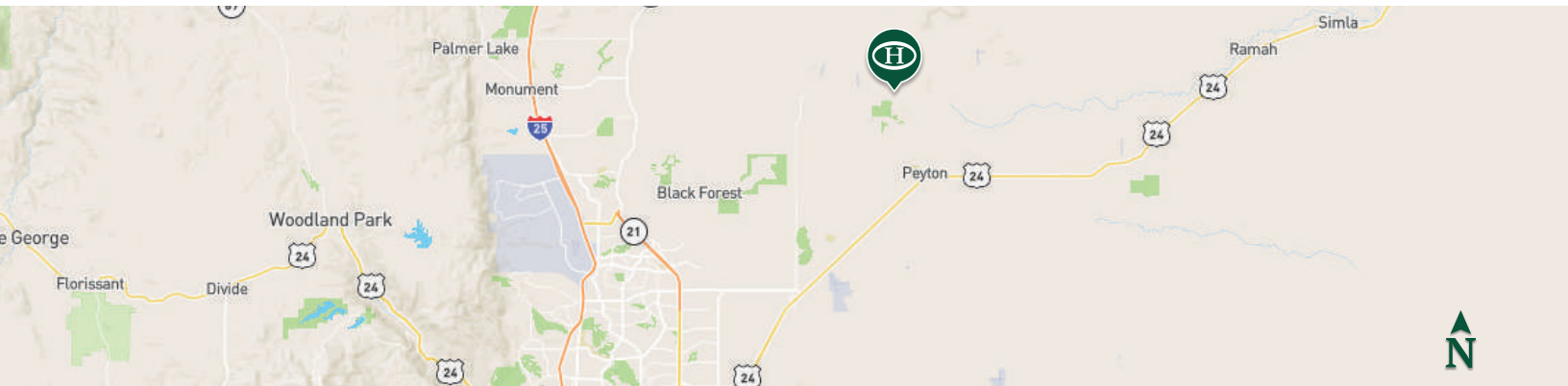
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 Boundaries

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Clay Owens

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