

Peyton Build Site and Gravel Pit

39.00 Acres

El Paso County, CO

\$215,000



HAYDEN  OUTDOORS.

Peyton Build Site and Gravel Pit

TOTAL ACRES:

39.00

PRICE:

\$215,000

COUNTY:

El Paso County

CLOSEST TOWN:

Peyton, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Waterfowl
Income Producing
Mineral Rights
Pond/Lake
Water Rights
State Hunting Unit: 110

Land Details

Address: Peyton Highway ,
Peyton, Colorado 80831, USA
Closest Town: Peyton
Total Acres: 39.00
Deeded Acres: 39.00
Zoning: A35
Elevation: 6780
Topography: level to rolling
Vegetation: Grass
Pasture Acres: 39
Water Rights: Yes
Mineral Rights: Yes
Include Business?: Yes
Income Type: Gravel
Estimated Taxes: \$21.14 - 2025
Source of lot size: Survey

Property Summary

39 +/- acres with a gravel pit. This property would make a great home site or possibly re-open the gravel pit, or both. 2 minutes south of Peyton, Colorado. More adjoining land available!

Land

The property is 39 acres and has a retired gravel pit. Most of the land is level to rolling hills. It's very private, yet conveniently located. The property adjoins another available 35 acre lot. The eastern portion of the property is level grassland and has great building sites. The western portion is the gravel pit.

Recreation

Wildlife includes Antelope, Mule Deer, Coyote, Fox and Dove.

Water/Mineral Rights & Natural Resources

Water rights are included from 4 aquifers. Basin Determination numbers 3971-BD, 3972-BD, 3973-BD, and 3974-BD. Any appurtenant mineral rights owned by the seller will be included.

General Operations

The gravel pit has been closed down for a while., but it could possibly be reopened with the proper approvals and permits.





Region & Climate

Summers are warm and dry, with average high temperatures peaking around 81°F to 86°F in July and August, and low nighttime humidity. Winters are cold and snowy, with average January lows dropping to around 17°F to 18°F and highs near 37°F to 45°F. The area receives about 18 to 20 inches of total annual precipitation, with July typically being the wettest month. Typical is moderate-to-high annual snowfall averaging around 77 to 84 inches, with March and April often seeing some of the heaviest snow amounts. The area enjoys roughly 247 sunny days (or over 3,110 hours of sunshine) per year.

Location

Minutes from Peyton and Highway 24, this property is conveniently located within 25 minutes of Colorado Springs. Colorado Springs Airport is 26 miles to the southwest. Peyton is a mix between small farms and ranches and acreage properties located on Highway 24 northeast of Colorado Springs. Colorado Springs offers world class dining, shopping and businesses.

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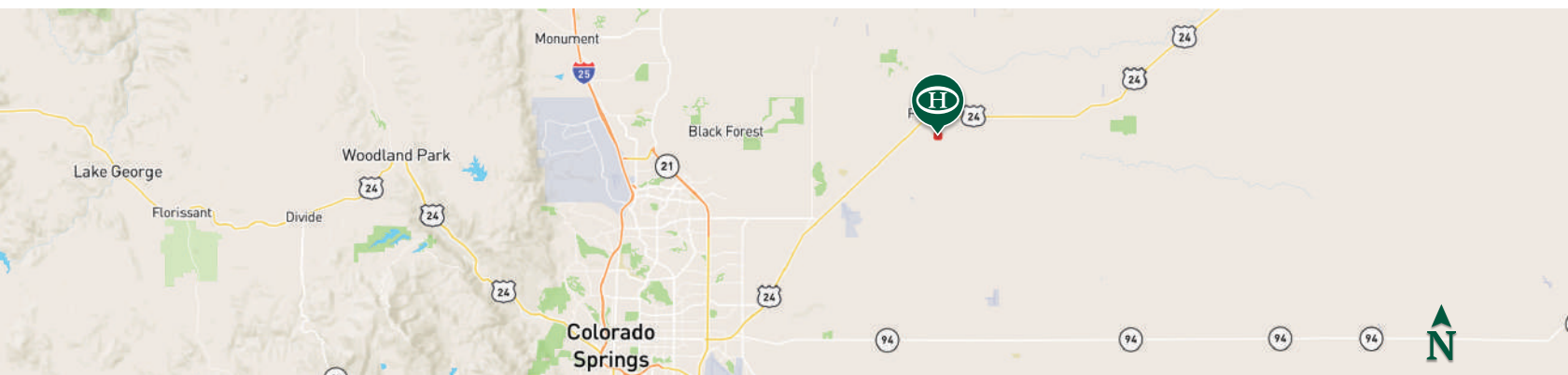




 Boundary

BOUNDARY LINES

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



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