

FAQ about this property:

“What is the value of this building. Because I looked up the cost of a 60x40 building kit, and”

The quoted costs of such kits cover lumber and sheet metal, but do not cover ground prep, roadbase, concrete, insulation, windows, doors, overhead doors, footers, piers, plumbing, or labor, among other line items. Replicating this building at current construction costs would be about a \$200,000 project.

“What is the value of land in this area?”

Recent Nearby Sales of Undeveloped Land (meaning land with no shop building):

3260 Log Road (40 acres): \$235,000

13530 Log Road (35 acres): \$219,000

21457 Spencer Road (40 acres; 660 feet north of this property): \$243,300

“Are there building plans?”

No. The building’s shell is a 60x40 design from Steel Structures of America. Detailed architectural plans were not necessary.

“What about building permits?”

The property’s shop building is classified as an agricultural accessory structure. Given that it’s on an A-35-zoned property in unincorporated El Paso County, this structure is exempt from permitting (per section 105.2 of the regional building code, line items 21 and 22). The sellers were given formal documentation from the regional building department exempting the building from a permit.

“What about a well?”

The sellers were given a \$16,000 estimate for drilling a well. The neighboring well has a very typical depth of 295’, and produces 15 gpm, the maximum you’ll see on any domestic well.

“Septic?”

Another prospective buyer was given a \$12,000 estimate for installation of a septic system on this property.

“Internet?”

Mountain View Electric expects to provide fiber broadband service beginning next year. Beyond that, there are satellite internet providers.

“Is there an owner’s association? Are there covenants?”

No and no.

“Where can I find land financing?”

There are numerous land lenders, including Farm Credit of Southern Colorado, Rural 1st, Outdoor Lending, United Ag Lending, and various traditional banks with land-loan programs.