

Tall Pony Ranch 35's

35 Acres | El Paso County, CO | \$90,000



HAYDEN  OUTDOORS.

Tall Pony Ranch 35's

TOTAL ACRES:

35

PRICE:

\$90,000

COUNTY:

El Paso County

CLOSEST TOWN:

Yoder, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
State Hunting Unit: 119

Land Details

Address: Shear Road, Yoder, CO 80864
Closest Town: Yoder
Total Acres: 35.00
Deeded Acres: 35.00
Zoning: A35
Elevation: 5960
Topography: level to slightly rolling
Vegetation: Native short grass
Pasture Acres: 35
Estimated Taxes: \$20 - 2025
Source of lot size: Survey

Building Details

Basement: None
Water Provider: Shared wells
Other Improvements: Road access, Electrical access
View: Mountain, Private

Property Summary

Eleven carefully laid out 35 acre parcels with road access electric service access and shared wells. Located just 40 miles east of Colorado Springs and south of Yoder, Colorado, these parcels are commutable, affordable and ready to go.

Land

Each parcel has its own unique character and build sites to choose from. The property is native short grass prairie. Pikes Peak towers to the west and provides these lots with countryside and mountain views that are unbeatable. Each parcel will have private road access and electrical close.

Improvements

The seller will provide one shared well and cistern system for each three parcels. These systems will each be shared between 3 parcels. Electric service lines will bordering each parcel. A county approved private road will border each parcel.

Recreation

Where the deer and antelope play best describes the eastern high plains of Colorado. The parcels sodded with short grass prairie make for perfect habitat for Deer, Pronghorn, Coyote, Fox and various small game species. The wide open spaces and native grass creates the perfect atmosphere for horse back riding, 4 H projects, or a small livestock operation.





Region & Climate

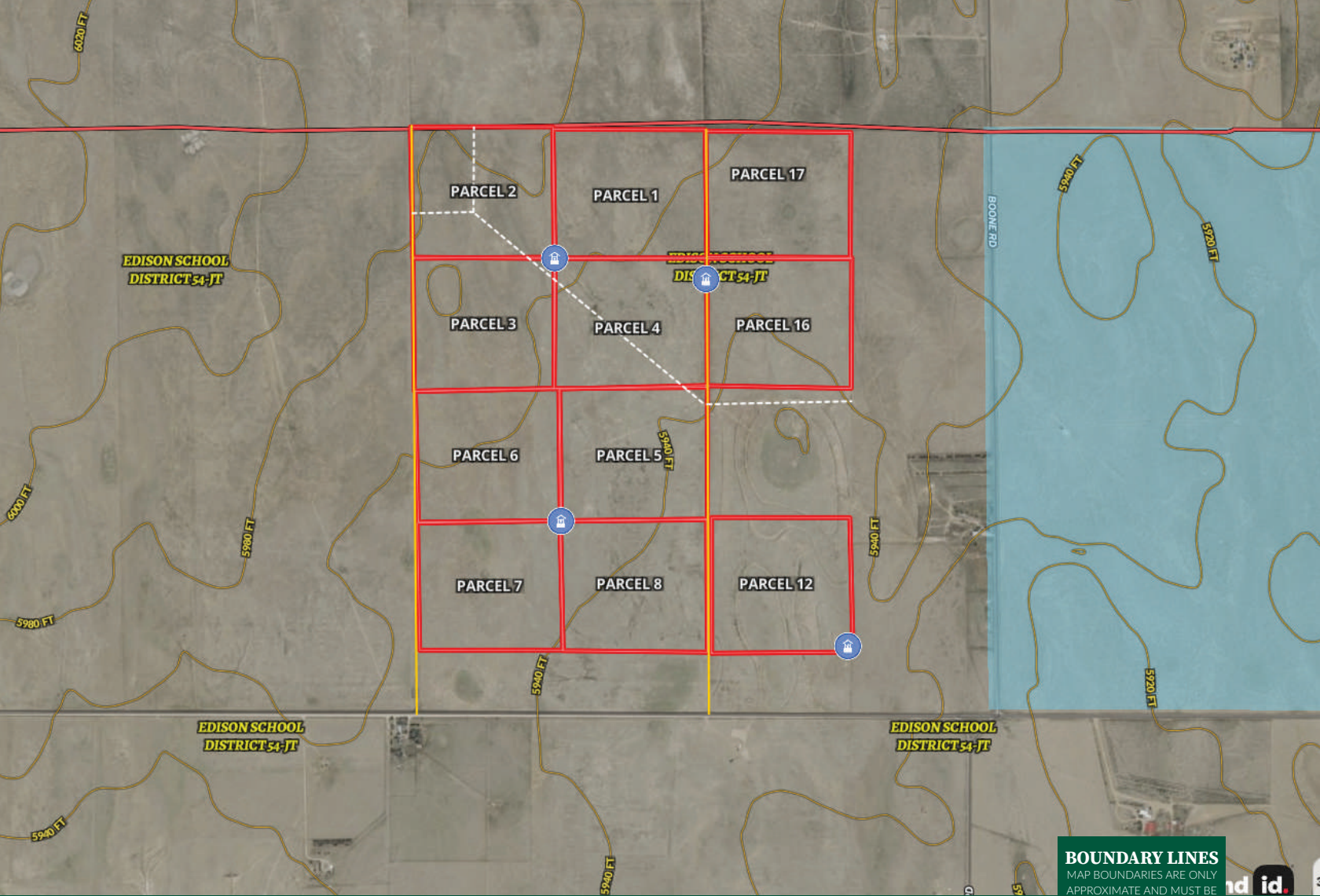
Yoder Colorado, on the eastern High Plains of Colorado, has an annual rainfall of 15-16 inches, 253 days of sunshine, and an average of 31 inches of annual snowfall. Summer temperature highs are in the high 80's and Winter highs in the 40's. The area is rural and a mix of working cattle ranches and rural residential. Local activities are rural in nature such as the annual El Paso County Fair in Calhan, Colorado.

Location

Located 40 minutes east of Colorado Springs, a thriving city that offers an international airport, a strong military base presence, a vibrant downtown with world class shopping and dining. It is home of the US Olympic Training Center, The Broadmoor Hotel, Pikes Peak and is the gateway to the Rocky Mountains.

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Boundary Water Well Fed / State Lands



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