

**FOR SALE**

**40 Acre Agricultural Zoned Land Available**

**PRIVATE RD 17 & CR-21**  
39255 Private Road 17  
Elizabeth, Colorado 80107



**Information**

- 40 acres of agriculture zoned land
- 4/3 residence comprising 2,073 SF and 2,066 SF unfinished basement
- 2,668 SF barn/shed with milking equipment
- 480 SF garage, 707 SF utility/storage shed and 154 SF grain silo
- Mostly flat topography with pond located on edge of property
- Bring your horses and crops and live the country life at its finest!
- Sale price: \$499,000.00

**Demographics** (Source: Allocate Data 2016)

	1 mile	3 miles	5 miles
Population	133	24,344	112,587
Average HH Income	\$235,779	\$178,621	\$151,632
Employees	307	4,134	22,664
Businesses	29	470	2,618

**Traffic Counts** (CDOT 2016)

On Hwy 86 east of County Road 13	13,000 cars/day
On Hwy 86 east of Elbert St	9,800 cars/day
On Hwy 86 east of Flintwood Rd	11,000 cars/day

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since 1904

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