



500 Pinaceae Heights, Divide, CO, 80814

Offered at \$762,000

Beautiful 35 acre parcel located within the Divide Town Center and within a PUD Master Planned Gated Community know as Pine Ridge at Meadow Park Communities. The parcel is located about one mile +/- of US Hwy 24 in Divide. Valley views, open meadows and mature Spruce, Pine and Aspen trees enhance the beauty of this parcel. There is a vibrant view of Pikes Peak to the south. Sanitary Sewer, Natural Gas, Electric and Tele connections available, connections may be some distance away, check with Sellers Agent. 1. A Domestic Well Permit has been obtained, Permit No. 303628 (the permit is expired and will be renewed prior to closing. Covenants are recorded and are part of the purchase contract attachments, this covenant will allow the Seller to retain augmentation plan water rights and augmentation water that has already been approved and granted to Seller by the 97 CW 165 Water Court Decree and subsequent decrees. The Well Permit will transfer with the land sale. The Well Permit will be for one single family home, livestock, and irrigation of 1 acre lawn and garden. The purchase price provides a Well Permit for you to drill a well on the property for one single family home. All costs in drilling the well, providing well pumps, controls and electric, maintenance of the well and pumps, etc. are the Buyer's responsibility. 2. Covenants will apply. 3. Easements pertain to this parcel. 4. Agricultural taxes shown are for the entire 233.32 ac. 5. Access to parcel is through a gated community, common area maintenance fees will apply. 6. Teller County may require Sanitary Sewer connection. 7. Additional Exclusions: Augmentation plan water rights and augmentation water rights, geothermal rights, minerals, mineral rights, mining rights and gravel rights.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
35 acre (lot size)
Built: Unknown year



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