

Parcel 3 - Last Dart Road
Parcel 3 Last Dart Road
Kiowa, CO 80117

\$346,685
35.34± Acres
Elbert County



Parcel 3 - Last Dart Road
Kiowa, CO / Elbert County

SUMMARY

Address

Parcel 3 Last Dart Road

City, State Zip

Kiowa, CO 80117

County

Elbert County

Type

Farms, Horse Property, Business Opportunity, Lot, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

39.503789 / -104.476699

Acreage

35.34

Price

\$346,685

Property Website

<https://greatplainslandcompany.com/detail/parcel-3-last-dart-road-elbert-colorado/114829/>



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PROPERTY DESCRIPTION

Last Dart Road - Parcel 3 | 35.34 Acres | Elbert County, CO

Parcel 3 is a 35.34-acre lot within Last Dart Road, a gated subdivision on Colorado's eastern plains in Elbert County. The property is classic Eastern Plains grassland - rolling hills, seasonal draws, open skies, and views extending for miles in every direction. Wildlife is abundant, including resident pronghorn antelope herds visible throughout the property.

Infrastructure is already in place: underground electric has been run to each lot, and the subdivision is served by a private gated road accessed off County Road 174. Each parcel has been individually surveyed (contact broker for a copy of the survey).

The location offers privacy and open space while remaining within convenient reach of Elizabeth, the Denver metro area, and Denver International Airport - room to spread out without losing access to Front Range amenities.

Property Details

- 35.34 acres (Parcel 3 of the Last Dart Road subdivision)
- Gated subdivision with private road
- Underground electric run to the lot
- Surveyed - copy available from broker
- Access off County Road 174
- Grassland terrain with rolling hills and seasonal draws
- Resident pronghorn antelope and abundant wildlife

About Last Dart Road

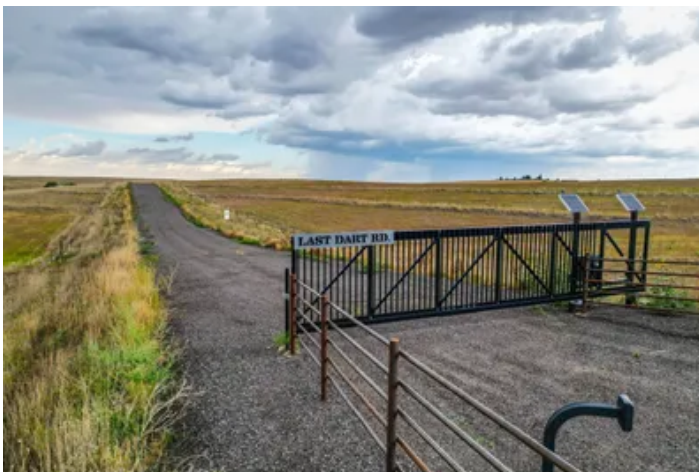
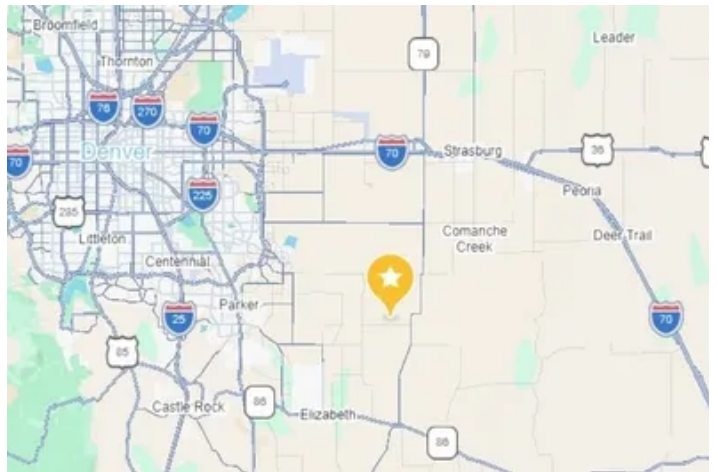
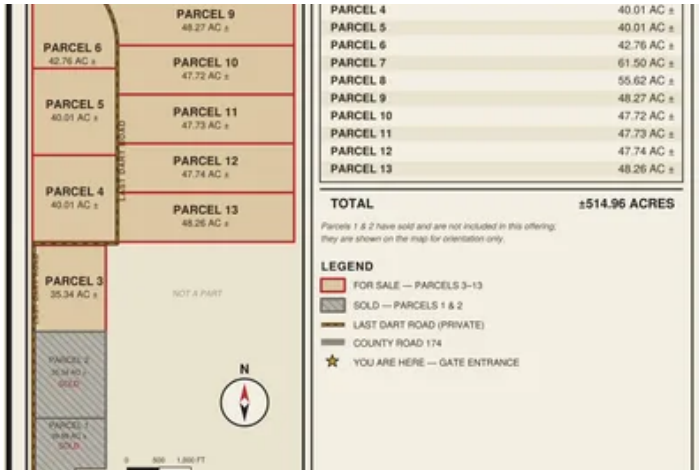
The subdivision consists of 13 parcels ranging from 35 to 61 acres. Parcels 1 and 2 have sold; Parcels 3-13 are available. Lots are offered individually or as one complete package - well suited for a developer looking to take advantage of the infrastructure already in place.

Please contact broker for additional details about other lots available and pricing.

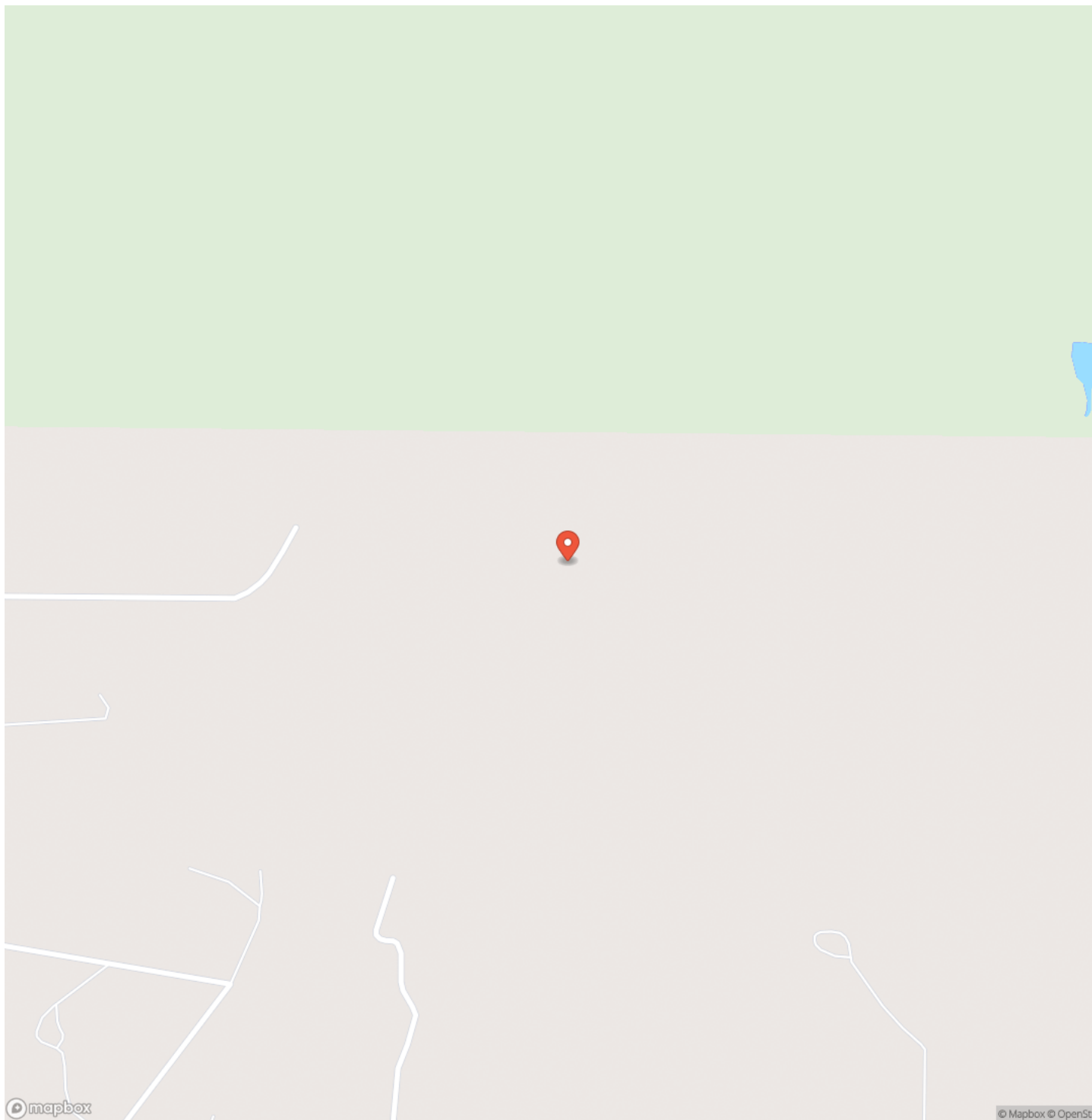
The boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and are intended for general reference purposes only. Physical lot marker signs have been placed at approximate corner locations for general reference only and represent a good-faith estimate, not a survey-verified placement. Please refer to the official survey plat for exact legal boundary locations and dimensions. The information provided is believed to be reliable but is not guaranteed. Great Plains Land Company assumes no liability for errors or omissions. Buyers are encouraged to conduct their own due diligence.



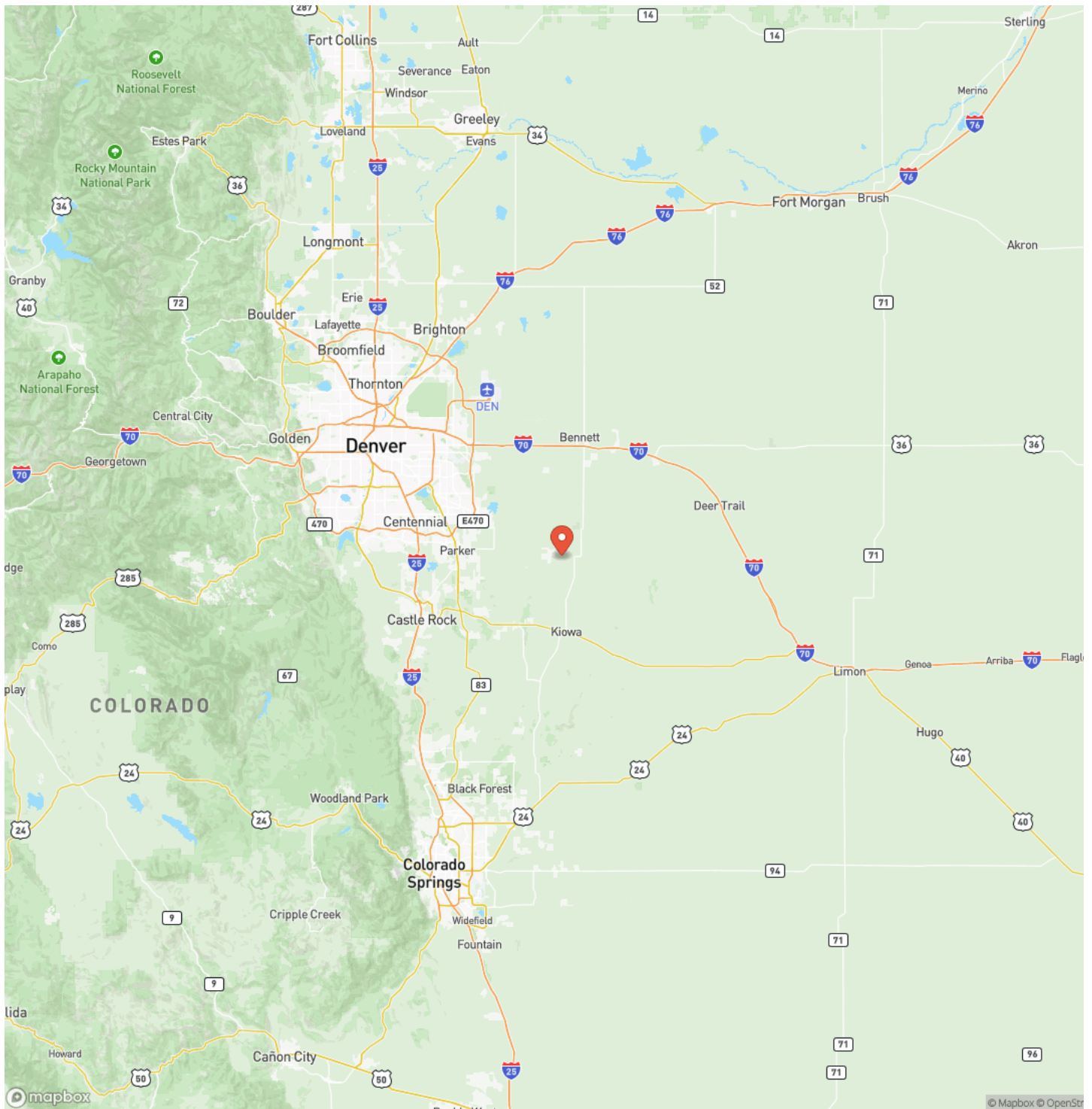
Parcel 3 - Last Dart Road Kiowa, CO / Elbert County



Locator Map



Locator Map



Satellite Map



Parcel 3 - Last Dart Road Kiowa, CO / Elbert County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

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(303) 963-6738

Email

ethan@greatplains.land

Address

3460 E. Nielsen Ln

City / State / Zip

Denver, CO 80210

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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