

Parcel 7 - Last Dart Road
Parcel 7 Last Dart Road
Kiowa, CO 80117

\$562,603
61.5± Acres
Elbert County



Parcel 7 - Last Dart Road
Kiowa, CO / Elbert County

SUMMARY

Address

Parcel 7 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

61.5

Price

\$562,603

Property Website

<https://greatplainslandcompany.com/detail/parcel-7-last-dart-road-elbert-colorado/114838/>



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PROPERTY DESCRIPTION

Last Dart Road - Parcel 7 | 61.5 Acres | Elbert County, CO

Parcel 7 is one of the standout offerings in the Last Dart Road subdivision, set apart by a seasonal creek that meanders through the property, lined with mature cottonwoods - a rare feature for this part of Elbert County's eastern plains. The 61.5-acre parcel sits on a cul-de-sac and combines classic grassland scenery - rolling hills, open skies, and long sightlines - with a distinctive riparian corridor rarely found in the area.

The property is divided between 20 unencumbered acres on the western portion and 41.5 acres on the eastern side protected by a conservation easement, put in place to preserve the rural character of Last Dart Road. An existing stock well sits in the northeast corner of the property; no documentation is available for the well, and interested buyers should contact the Colorado Division of Water Resources with questions.

As with the rest of the subdivision, infrastructure is already in place: underground electric has been run to the lot, and access is via the private gated road off County Road 174. The parcel has been surveyed (contact broker for a copy).

Property Details

- 61.5 acres total - 20 acres unencumbered (west) / 41.5 acres under conservation easement (east)
- Seasonal creek with mature cottonwoods running through the parcel
- Cul-de-sac lot
- Existing stock well, NE corner - no documentation; contact CO Division of Water Resources with questions
- Gated subdivision with private road, access off County Road 174
- Underground electric run to the lot
- Surveyed - copy available from broker

About Last Dart Road

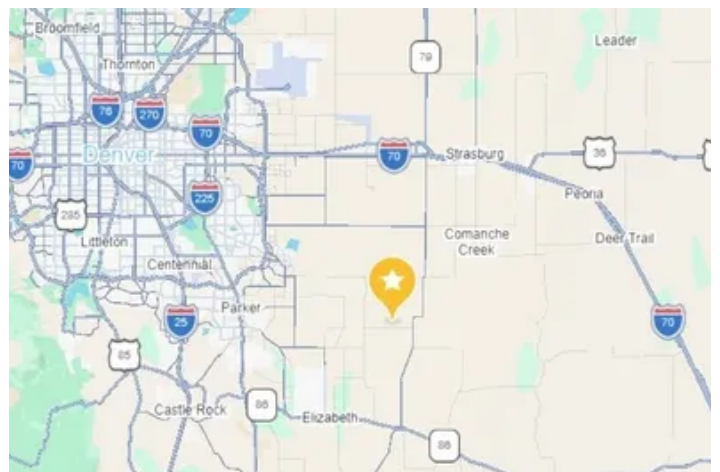
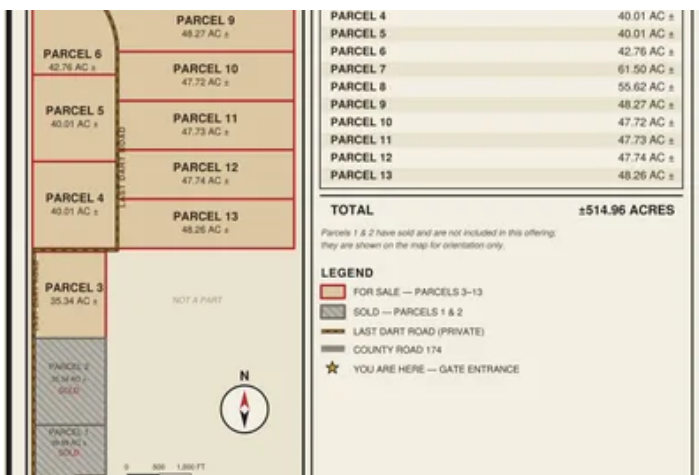
The subdivision consists of 13 parcels ranging from 35 to 61 acres. Parcels 1 and 2 have sold; Parcels 3-13 are available. Lots are offered individually or as one complete package. Please contact broker for additional details about other lots available and pricing.

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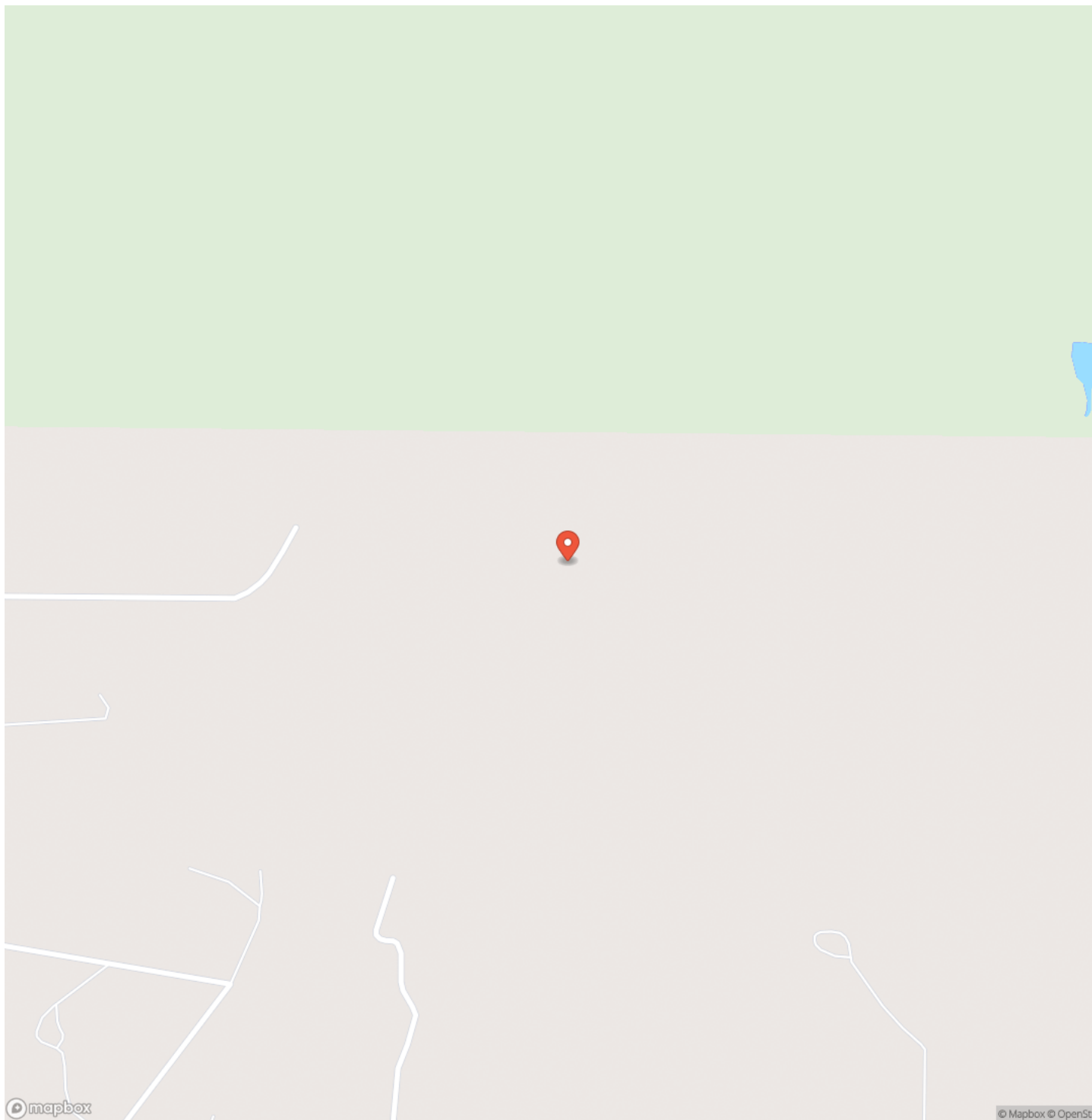
The boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and are intended for general reference purposes only. Physical lot marker signs have been placed at approximate corner locations for general reference only and represent a good-faith estimate, 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.



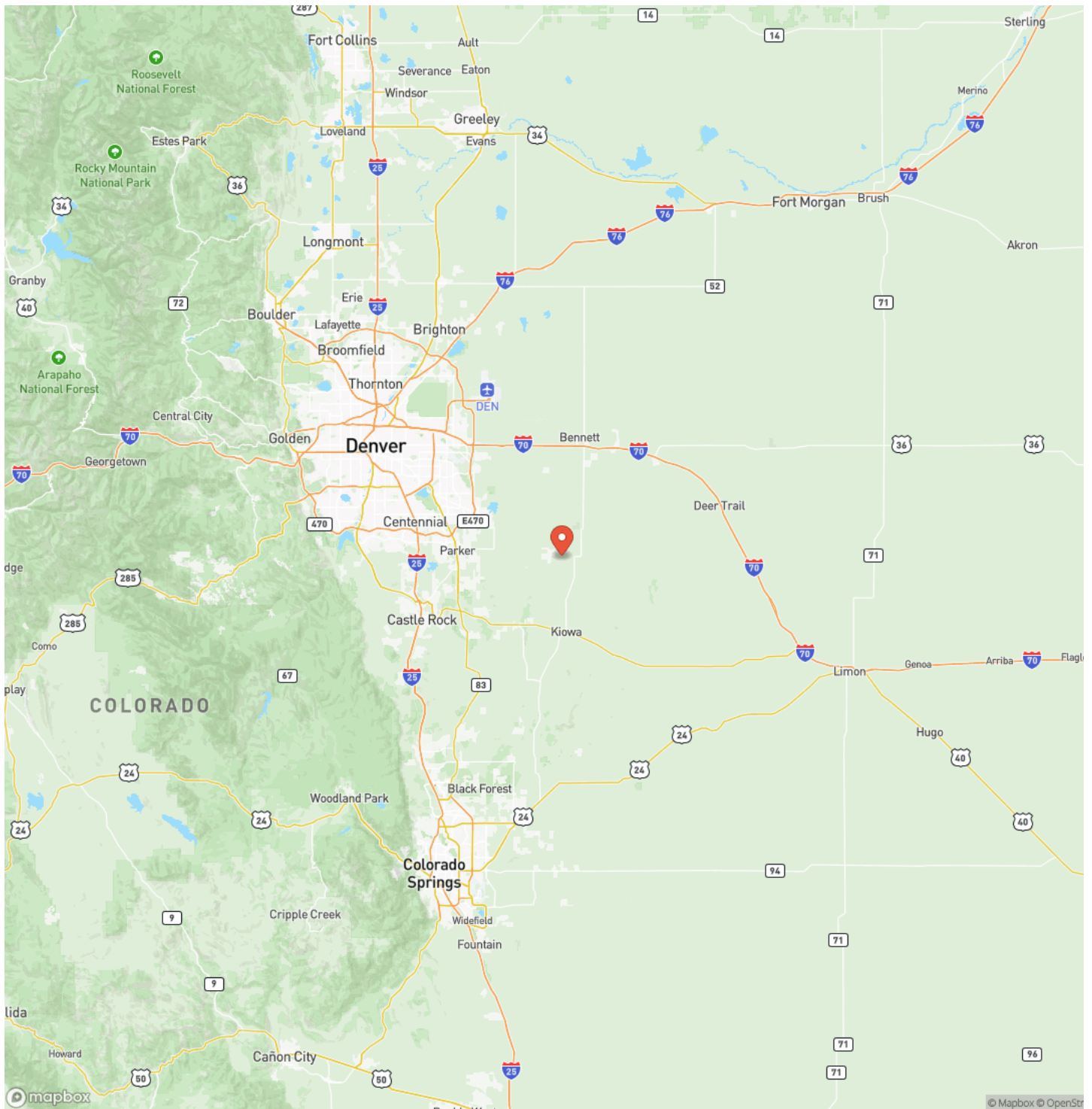
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Locator Map



Locator Map



Satellite Map



Parcel 7 - Last Dart Road Kiowa, CO / Elbert County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

Mobile

(303) 963-6738

Email

ethan@greatplains.land

Address

3460 E. Nielsen Ln

City / State / Zip

Denver, CO 80210

NOTES

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

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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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