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**FIRST COLORADO
LAND OFFICE**

Your Needs - First

943 High Peaks Ranch Road
Coaldale, CO 81222



This large, private, 36.34 acre parcel with magnificent mountain views is ready for building your dream home. A large building site has been excavated where your home will sit on a private knoll, and the 2 GPM well has already been drilled. There is also a wide, well-maintained driveway in place. So position your house, install your septic system and get building. The domestic well permit allows you to irrigate up to one acre of lawn and garden and watering of outside animals.



\$119,000 MLS #231155

PROPERTY AT A GLANCE

36.34 Acres

Domestic Well

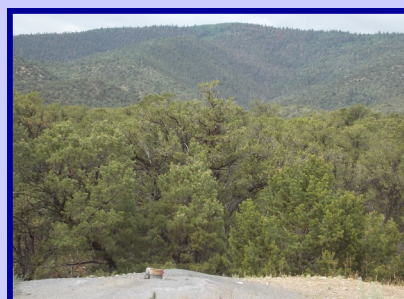
Electric & Telephone Available

Horse Property

2013 Taxes: \$1313



DIRECTIONS: Highway 50 to County Road 45 at Vallie Bridge. Go south to High Peaks Ranch Road. Always stay to the right until you see the sign on the left.



All data, measurements, square footage, etc. deemed reliable.
No warranties or representations expressed or implied.

www.firstcolorado.com

**Lots of Trees
& Valley View**



Mountain Views



Elevated Building Site



Driveway

