

7250 County Road 5
Erie, CO

Exclusively Listed by The Land Office LLC



~~\$1,450,000.00~~ Reduced \$1,200,000.00

Beautiful mountain views from this 10-acre property. 2130 sq ft, 3-bedroom, 2 bath home with 484 sq ft attached garage. Also, a 30' x 50' shop, 16' x 24' barn, as well s a few other small outbuildings. Water is supplied to the home by Left Hand Ditch Company. Sale includes a domestic/livestock well permit 26654, a one quarter of one share Boulder Weld Ditch Water Right, and various small farm equipment. Seller will retain all mineral interest owned. Possession immediate upon closing and delivery of deed. 2024 property tax \$4,770.12



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