

\$2,750,000 - 38250 County Road 170, Agate

MLS® #6759810 Listing Office HAYDEN OUTDOORS LLC

\$2,750,000

Bedroom, Bathroom, 45,169,890 sqft
Land on 1,137 Acres

Agate, Agate, CO

The Blue Agate Ranch is a rare find on the eastern plains of Colorado. Hidden inside the 1,137 acres is a 461-acre reservoir with 7,727 acre-feet of adjudicated water storage, two spring-fed ponds, with 2 adjudicated alluvial ground water wells, covering about 3 acres, 9 wetlands, and over 2 miles of tree-lined creek bottom.

It's currently a working ranch lush with water resources. Property has run about 100 head of cattle. Dozens of wildlife species, including white tail deer, antelope, and turkeys abound on the property. The ponds are stocked with 5 kinds of fish.

The Blue Agate Ranch is located approximately 1 mile from the town of Agate, which is southeast of Denver, Colorado, about an hour's drive on Interstate 70.



Listing Courtesy of HAYDEN OUTDOORS
LLC

Essential Information

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|----------------|-------------|
| MLS® # | 6759810 |
| Price | \$2,750,000 |
| Square Footage | 45,169,890 |
| Acres | 1,136.96 |
| Type | Land |
| Sub-Type | Land |
| Status | Active |



Community Information

Address 38250 County Road 170
Subdivision Agate
City Agate
County Elbert
State CO
Zip Code 80101

Exterior

Lot Description 45169890.00

School Information

District Agate 300

Additional Information

Zoning A



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