



## NOE ROAD 90 ACRES Price: \$895,000

Status: Sold

Zip Code: 80118

County: Douglas

Acres: 90

Nearest City: Larkspur

Price: \$895,000



GREG WALKER

greg@riverranches.com  
720-441-3131  
Denver, CO

### Property Highlights

This is a pristine piece of property, rectangular in shape and running from Noe Road to Cook Creek. Beautiful open meadow is accentuated by good stands of Ponderosa Pine, and gently rolling contours expose gorgeous views in all directions. Many possible building sites present themselves and your horses could graze all the way around you. Fenced and cross fenced, cattle currently graze the land and taxes are low thanks to the ag exemption. There is a well on the property with good associated water rights. This land adjoins Douglas County's Spruce Mountain Open Space which is 893 acres plus an additional 458 acres of land in conservation easement. Spruce Mountain is part of an important wildlife corridor, allowing travel between Pike National Forest and Greenland Open Space. The...

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