

## Lots 31 & 32 Eagle Springs Ranch, CO



Located within the gated Eagle Springs Ranch Subdivision, & zoned agricultural, this property is fenced, & is currently being used for cattle grazing. Lot 31 is 92.39+/- acres & lot 32 is 114.71+/- acres for a total of 207.1+/- acres. Could also be an excellent horse property. There is a domestic well present. Eagle Springs Ranch is a gated subdivision, with an outstanding POA, wonderful roads, & common lands. Accessible year round with underground phone & power in the road to each lot. Views & wildlife abound. Ready for you to build your dream home on.

Offered By:

**Bob Senderhauf**

Owner/Broker



**CUSTER COUNTY REALTY, INC.**

902 MAIN STREET, WESTCLIFFE, COLORADO 81252

PH: 719-783-9221 - FAX: 719-783-3055

[www.custerrealty.com](http://www.custerrealty.com) — [info@custerrealty.com](mailto:info@custerrealty.com)



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**Offered For:  
\$295,000**



**Lots 31 & 32 are being sold  
together for one low price.**



**207.1 +/- Acres!**