



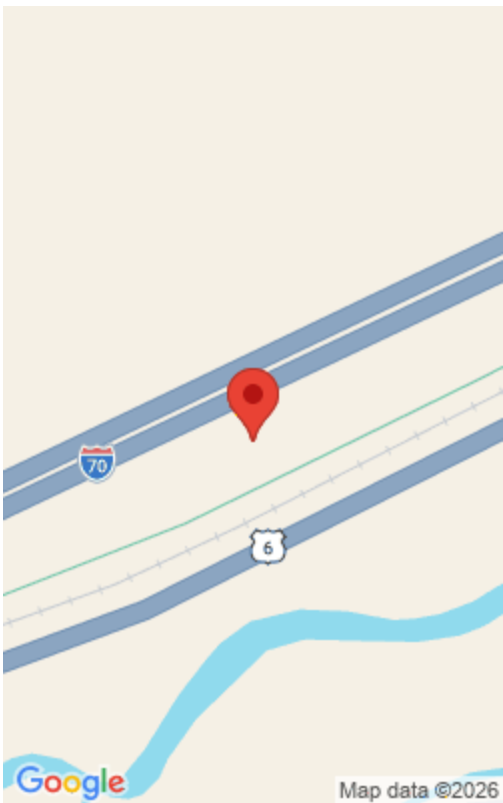
**\$2,400,000**

## **US-6 21401, EAGLE, CO, 81631**

<https://resortdevelopmentmarketing.com>

A unique opportunity, located at the base of the picturesque Red Mountain this 27 ac along Hwy 6 just minutes from the Town of Eagle is a rare parcel. The land is presently zoned for a single-family home and a wholesale nursery/ farm. The land has a newly improved CDOT access and is being sold with irrigation water rights adequate for an agricultural operation. The newly built regional ECO bike path runs through this parcel. Many great uses for this land. The land is contiguous with the parcel the ECSD purchased for a future high school site. It is 1,219,419 sq ft, at \$1.97 per sq ft. includes parcels: 1939-252-02-002 and 1939-261-04-001 Schedule#’S R067620 and R067621

- Acreage
- Land
- Active



**B. Spencer Blair**



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## Basics

**Category:** Land

**Status:** Active

**Subdivision Name:** Other

**Lot Size Acres:** 27.93 acres

**County:** Eagle

**Type:** Acreage

**Lot size:** 27.93 sq ft

**Agent Full Name:** B. Spencer Blair

**Zoning:** PUD

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## Building Details

**Current Use:** Agricultural

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## Amenities & Features

**Utilities:** None

**WaterSource:** Irrigation Ditch

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## Miscellaneous

**Road Surface Type:** All Year

**Listing Terms:** Cash, New Loan, Owner Will Carry

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## Courtesy of

**List Office Name:** B. Spencer Blair, Broker

