

31165 County Road Z Stratton, Colorado 121.57± Acres

Exclusively Listed by The Land Office LLC



\$1,950,000.00

*** Showing by appointment only ***

Approximately 4.4 miles north
of Stratton

Beautiful 4543 sq. ft. home is a mix of natural and rugged materials combined with open-concept living and entertaining spaces. A floor-to-ceiling stone and wood fireplace define the main floor. Timbers accent the high ceilings. Roomy kitchen/dining area. Copper sheeted bar and kitchen countertops. The master bedroom features a 5-piece bath, accented with rustic slate tiles and a luxurious heated jacuzzi tub. Pantry, laundry room and half bath finish out the main floor. From the laundry room, exit outside to a bricked patio featuring timber poles, wooden slats, string lights and a koi pond. Access the back deck from the garage or dining area patio door. The second-floor heated by a second furnace, features two bedrooms and a full bath. Take the stairs down to the walkout basement with stained concrete flooring that includes a family room currently being used for workouts, three bedrooms, a game room (or non-conforming bedroom), and a full bath combined with a stacked washer & dryer. Enjoy the hot tub just outside the basement patio doors. Manage the basement sound system, security cameras, and lights via a smartphone. The house includes an attached 1200 sq. ft. heated garage. Two propane tanks, one for the house and one for the shop. Shop also has a generator. Water is provided by domestic/stock well permit 36679. Outbuildings include a 60 x 70 heated shop with a toilet and hot water, 24 x 40 Quonset, 20 x 10 loafing shed, and 100 x 32 cattle shed.

Easy access to I70. Opportunity to experience country living!

2025 Property Tax: \$3,231.08 + \$29.52 + \$30.24 = \$3,290.84

Legal: 3 tracts in the SW4 Section 7, Township 8 South, Range 46 West of the 6th P.M., Kit Carson County, Colorado

0396 *The Land Office LLC and its brokers are working with the Seller as Seller Agent and Buyer as a Customer. Information contained herein, while not guaranteed, is from sources we believe reliable. The value from this investment is for the reader, his or her tax advisor, legal counsel, and/or other advisors to evaluate and is not to be based solely on the information provided herein. The prospect should carefully verify each item of information contained herein. Price, terms, and information subject to change.*



Dale K. Stull, Broker

1966 Rose Ave, Suite A · Burlington CO 80807

Cell 719-349-5710

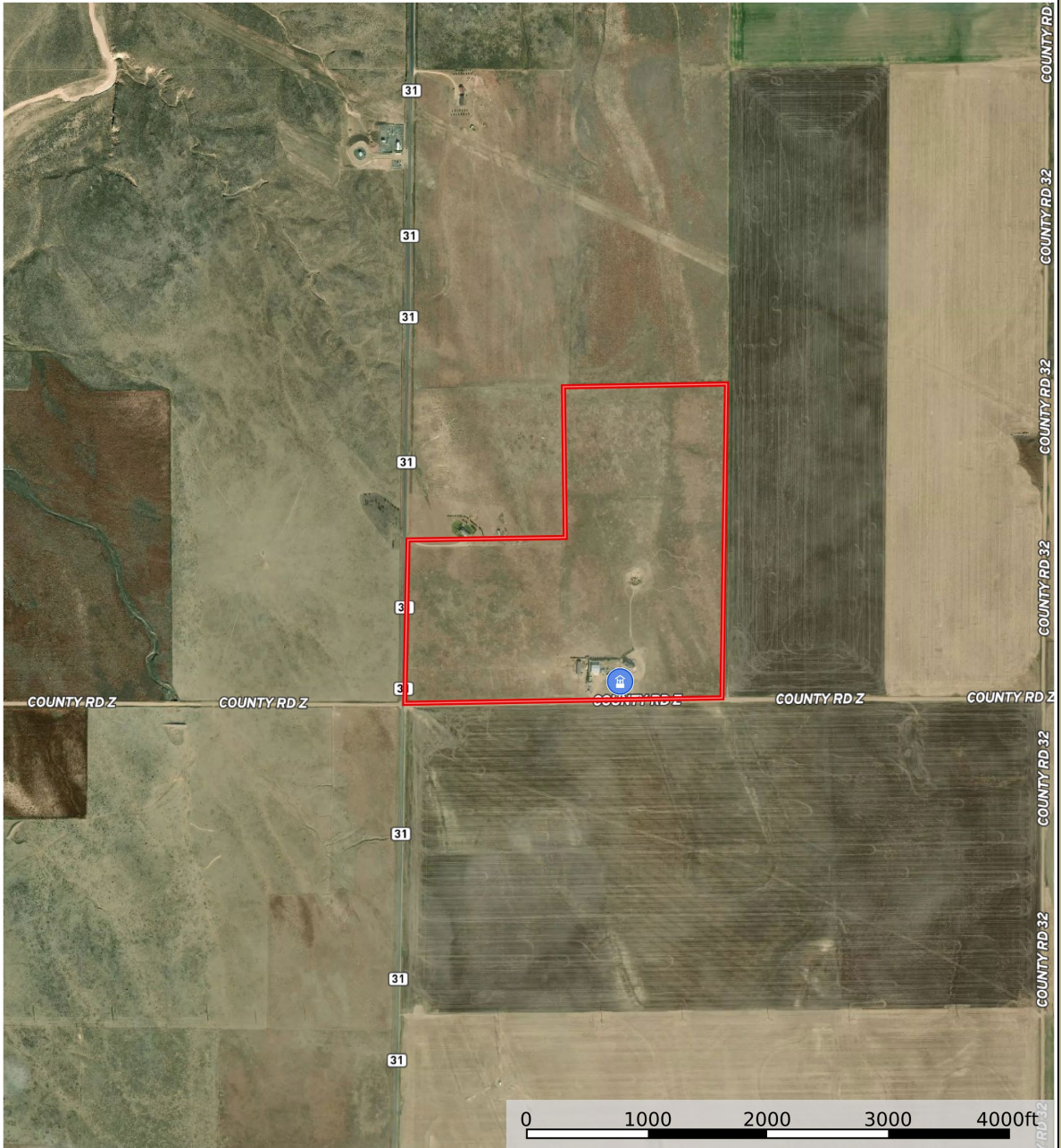
Email: dalestull@thelandofficellc.com www.thelandofficellc.com



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Colorado, 121.57 AC +/-



Well Permit 36679 Boundary

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