

195 J J Kelly Rd., Lyons, Colorado, United States



**Category:** for sale

**Price:** \$425,000.00

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## Basic Facts

MLS#: 825010

Bedrooms: 0

Taxes: 9900

Acreage: 5.6

Bathrooms:

Electricity:

Total sq ft: 0

Garage spaces:

Gas: Natural Gas Available

Finished sq ft: 0

Built In:

Water: Well

Basement sq ft: 0

Zoning:

Water Rights:

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## Description:

This is the land parcel you need. 5.6 acres in a quiet but convenient Lyons location near Apple Valley Rd. Close to town and Hall Ranch trailhead, but not bothered by traffic to it. Level building sites, views up the valley, valuable water tap paid for (worth \$50k, well drilled, utilities at property line. Natural gas available. 10 x 12 shed with solar power for well pump and converter for tools. Septic permit ready for install. A drainage line has encouraged tree growth. Fruit trees planted.

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## Neighbourhood:

High School: Lyons

Middle School: Lyons

Elementary School: Lyons

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## Features:

Features:

- Native grass
- level lot
- Horses allowed
- Foothills View
- Deciduous trees