

## Balancing Rock Ranch Property Overview

- o **Property is ½ mile South of Colorado Hwy 67** on Elephant Rock Road (a Public Road)
- o **NO Covenants or CCR restrictions**
- o **Located 12 minutes drive West of Sedalia** adjacent to Pike National Forest
  - A few minutes to miles of Pike National Forest Equestrian and Off Road Vehicle trails
  - Jarre Creek runs about ½ mile through the property
  - 20 Minutes drive West on Hwy 67 puts you on the Gold Medal South Platte Trout stream
  - 20 Minutes drive East gets you to Castle Rock - Shopping, Restaurants, Churches, and Services
  - While secluded, & quiet- the property affords easy commute to the Denver Tech Center
- o **Property is completely surveyed**
- o **Only Easement is for Overhead power lines**
- o **Forest Agriculture Zoning has been approved by the County Assessor**
- o **All Utilities are in and approved**
- o **Property has been subdivided and filed with Douglas County**
- o **Zoning allows multiple dwellings to rent or lease.**
- o **Zoning allows a Home Occupation business with up to 2 employees excluding the owners**
- o **Extremely Low Taxes on the land due to Forest Agriculture Status**
- o **Reduced Taxes on improvements**

