

Info Sheet of Lot 232 Turkey Ridge Ranch Filing #1 Amended_Huerfano, CO

APN: 394024

Legal Description: Lot 232 Turkey Ridge Ranch Filing #1 Amended 109 Ac Map#448 384-867-906 389-878-879 389-882-883 354001 Survey 17-S-629 365237

County: Huerfano

GPS Coordinates: 37.853445, -104.629585

Access: Property can be accessed via Starbuck Rd.

Road Maintenance: Turkey Ridge Ranch POA

Water: Well (To be installed by buyer) or hauled

Water Delivery Service: None

Power: [San Isabel Electric](#)

Propane Delivery: Paladin Propane Partners (\$2.77/gallon)

Trash Service: None

Sewage: Septic (To be installed by buyer with approved permit)

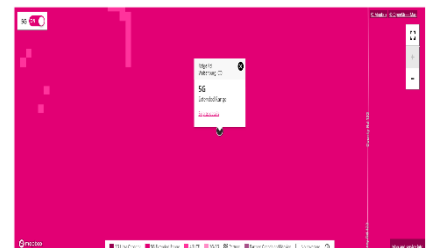
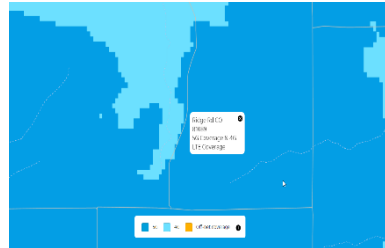
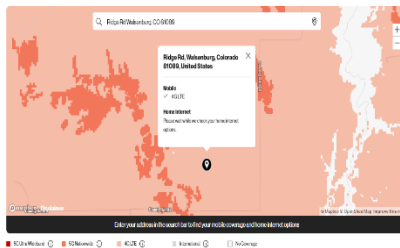
Zoning: Agricultural

Annual Taxes: \$52.56

Property Tax Status: Current

Cell Service: Verizon: (4G LTE), AT&T: (5G LTE), T-Mobile: (5G Extended Range)

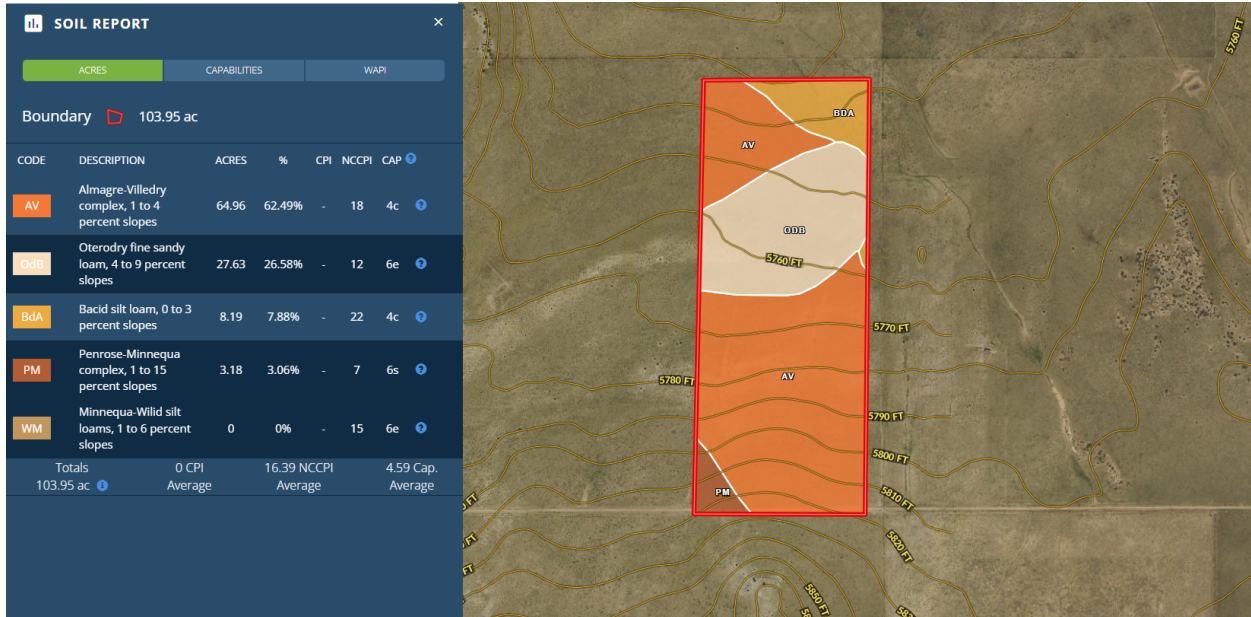
Internet Service: Spectrum, Centurylink, HughesNet



FEMA Flood Zone: The property is not within a floodplain area.

Wetlands: The property is not within any wetlands.

Terrain and Soil: Almagre-Villedry complex, 1 to 4 percent slopes. Oterodry fine sandy loam, 4 to 9 percent slopes. Bacid silt loam, 0 to 3 percent slopes. Penrose-Minnequa complex, 1 to 15 percent slopes. Minnequa-Wilid silt loams, 1 to 6 percent slopes. Good intense grazing.



Trees: The property is non-treed.

Google Maps link: <https://goo.gl/maps/BKp4zfwAZS6aN6S98>

Mapright Link:

<https://mapright.com/ranching/maps/eb5682a4f4d0a4ca4414373ecec1214b/share/>

HOA: Turkey Ridge Ranch Property Owners Association

HOA Dues: \$200.00 per year

HOA Amenities: The POA roads are graveled and graded when needed, all roads were done in 2020. There is no snow removal on the POA roads during the winter. The County does not maintain any of the POA roads such as Starbuck.

School District: Huerfano School District Re-1

See Schools: <http://huerfano.k12.co.us/>

Climate:

Annual high temperature 83°F

Annual low temperature 20°F

Average annual precipitation – 22 in.
Average annual snowfall – 115 in.

Nearby Places of Interest:

- Denver International Airport - 3 hr 8 mins away
- St. Mary Corwin Hospital – 1 hr 14 mins away
- Fountain Shopping Center - 56 mins away
- The Main Event - 37 mins away
- Pueblo Mountain Park - 1 hr 22 mins away
- Rye Mountain Park - 1 hr 2 mins away
- Walsenburg Wild Waters - 37 mins away
- Great Sand Dunes National Park - 1 hr 46 mins away

Nearest Major City: Pueblo CO

Nearest City/Town: Farista CO

Building Restrictions and Land Use

<https://www.huerfano.us/uploads/landuse/regulations/1.00%20Zoning%20Regulations.pdf>

Build Time Limit: must be completed within eighteen (18) months after the commencement of construction

Minimum Sq footage: 1,200 Sq. Ft.

Max # buildings allowed: No more than one dwelling unit and a separate guest house

Zoning: Agricultural

Zoning Uses By Right: Residential

Zoning Uses By Review: Residential
(Allowed: Y/N)

Single-Family Homes: Y

Modular Homes: Y

Manufactured Homes: Y

Mobile Homes: Y

Tiny Homes: N

Full-Time RV Living: N

Full-Time RV Living During Building Construction: N

RV Camping: You can stay in an RV for 6 months while building.

Tent Camping: Camping on the property is limited to 7 days a year.

Building Septic System Required: Yes

Building Height Restriction: 35 feet

Property Setback - Front: 30 feet

Property Setback - Sides: 30 feet

Property Setback - Rear: 30 feet