

# Info Sheet of Lot 232A 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:** 37.85635000, -104.62940000

**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:** \$18.00

**Property Tax Status:** Current

**Cell Service:** Verizon, AT&T, T Mobile

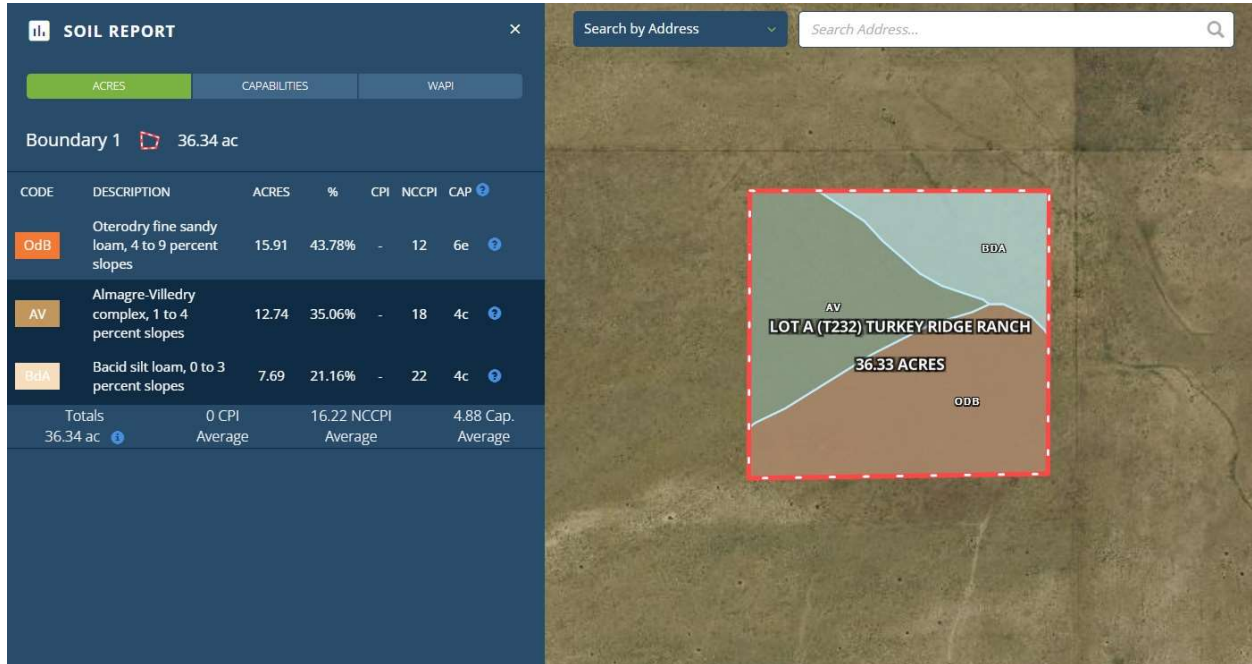
**Internet Service:** Verizon: (4G LTE), AT&T: (5G LTE), T-Mobile: (5G Extended Range)



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

**Wetlands:** The property is not within any wetlands.

**Terrain and Soil:** Oterodry fine sandy loam, 4 to 9 percent slopes. Almagre-Villedry complex, 1 to 4 percent slopes. Bacid silt loam, 0 to 3 percent slopes. Good moderate 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