

Seago Development Ranch

35.09 Acres

Eagle County, CO

\$9,250,000



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Activities & Amenities

Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Fishing
Hiking/Climbing
House/Cabin
Hunting - Waterfowl
Irrigation
Mineral Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Stream/River
Water Access
Water Rights
Waterfront

Land Details

Address: 411 Violet Lane,
Eagle, Colorado 81631
Total Acres: 35.09
Deeded Acres: 35.09
Zoning: RR2
Elevation: 6520
Topography: flat
Pasture Acres: 25
Irrigated Acres: 25
Water Rights: Yes
.75 CFS
Mineral Rights: Yes
1/2 mineral rights will convey with sale
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Raised Ranch
Finished Sq. Ft.: 2484
Bedrooms: 3
Full Bathrooms: 3
Basement: Full finished
Parking Types:
Detached Garage
Attached Garage
Driveway
Outbuildings: 4
Fence Type: wire



Property Summary

Welcome to the Seago Development Ranch. This amazing property consists of 35 fully usable acres and boasts more than 1,800 feet of Eagle River frontage. The Ranch includes a senior water right of .75 CFS for irrigating the 25 acres that are currently used for pasture. There is no property in the area that would be better for a new development or a private luxury ranch.





Land

Come see the Seago Development Ranch and experience the privacy that is not normally found on the edge of a resort town. With more than 35 acres of land, you can let your imagination run wild. This property abuts the town of Eagle, providing potential for water and sewer services, as well as a nearby natural gas pipeline. Additionally, the property has been included in the Town of Eagle's Comprehensive Plan so the development opportunity is obvious.

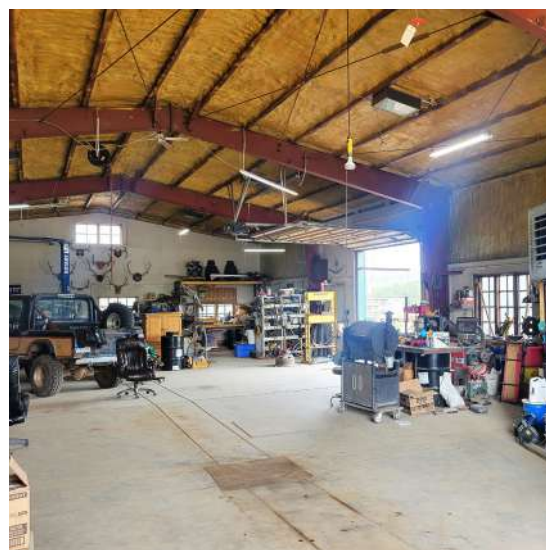
If you are looking for a property to develop into the next exclusive community, or you want to build your dream home on the river with plenty of room to breathe, this is it. There are no covenants on this property so you can decide if you want to be part of the City of Eagle or remain in the County. If you are seeking to build a condo development or preserve the property with a Conservation Easement, you are truly in charge of the future of the land and can create your own true legacy property.





Improvements

In addition to the amazing development potential, the property includes a 2,484 sq. ft. home that could be the perfect staging home while building your luxury ranch home, a great ranch manager's quarters, or a convenient guest home. At the property's gated entrance, there is a 3,200 sq. ft. heated and insulated workshop that can be used as a maintenance building or would be great for storing your prized car collection.





Recreation

Recreational opportunities are also abundant on and around the ranch. The South property line features a public bike/hiking path and the two gates along the well-maintained privacy fence allow for ease of access to the trail system as well as seasonal entry for the elk and other wildlife that winter in the valley. The expansive stretch of the Eagle River provides excellent fishing as well as a sanctuary for local wildlife such as otters, eagles, waterfowl and many other animals. The gates on the privacy fence also provide access for hiking up the hillside across the road with direct access to over 21,000 acres of BLM lands. Add everything that the Eagle valley has to offer and this is the development property of a lifetime.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

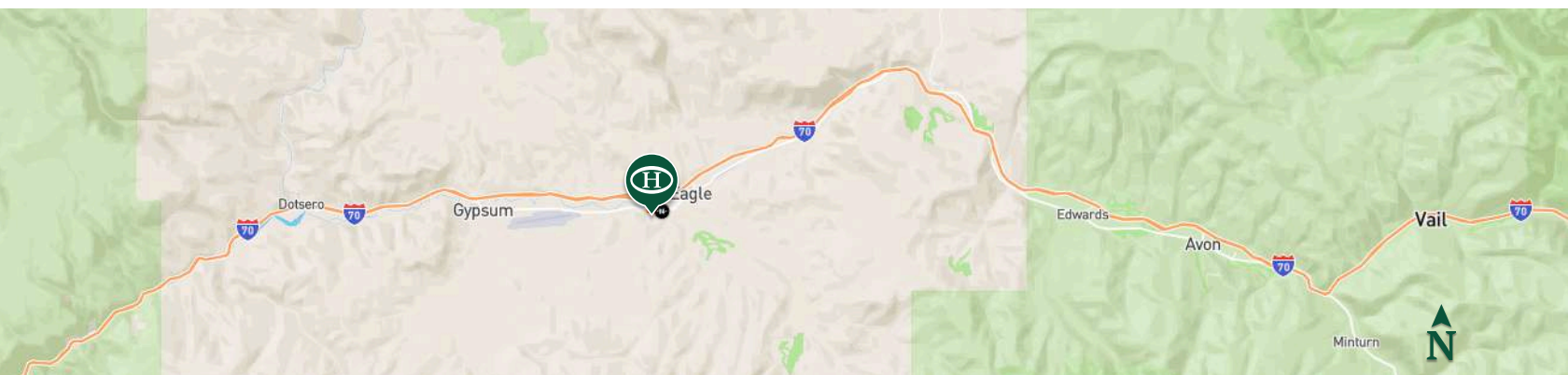
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





 Boundary



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