

# COMPASS



Listing Neighborhood

**r8977762 r8977762 orchard**



Empire Reservoir




RES

76

6





# r8977762 r8977762 orchard

---

0 BD 0 BA 0 SF \$600,000

Introducing an exceptional 40-acre land parcel in Orchard, Colorado, where the possibilities are as vast as the landscape itself. This undeveloped property is your blank canvas, offering the potential to create not just one, but two single-family homes, allowing you to craft your ideal living space in this picturesque setting.

As if that weren't enough, this property also includes two boating permits for the exclusive Empire Reservoir. Imagine having the privilege of enjoying boating and fishing in the serene waters of your own private lake.

Convenience and access to amenities are key features of this location, with Denver just under an hour away, the Denver International Airport a mere 45 minutes, and the upcoming Rodeo Dunes golf course only 15 minutes from your future doorstep. Whether you seek the tranquility of nature or the excitement of nearby urban attractions, this property offers the perfect balance.

This is a rare opportunity to bring your vision to life on a grand scale in Orchard, Colorado. Don't miss out on the chance to create your own private oasis in this stunning and versatile location.

If 40 acres isn't enough for your needs, the sellers are also selling the adjacent 40 acre parcel (MLS ID#3331463) and they are also open to selling the entire 320 acres (which include a private boat club). Please reach out for more information, questions or to schedule a tour.





Electricity is along the lot line to the west of the property to be trenched to your build sites.

The whole property comprising 320 acres can also be bought as a whole for a trophy property.

Reach out for more information and your private tour of the parcels and property.



**Nicolette Thomas**

REALTOR®  
M: 720.394.0099  
nicolette.thomas@compass.com



**David Williams**

Broker Assoc.  
M: 720.312.6226  
david.williams@compass.com

