



FOR SALE - SINGLE FAMILY HOME SITE
30 AC Of Forestry & Open Land In Grand County
County Road 627 | Granby, CO 80446

LAKE GRANBY

LESS THAN 5 MINTUES FROM LAKE GRANBY!

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY DETAILS

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|--------------------------|---|
| PROPERTY ADDRESS: | TBD County Road 627 Granby, CO 80446 |
| SALE PRICE: | \$500,000 |
| APN: | 132915400005 |
| LOT SIZE: | 30 Acres |
| ZONING: | Forestry and Open |
| CITY/COUNTY: | Granby/Grand |
| TAXES 2024: | \$7,498.72 |
| UTILITIES: | Septic/Well & Mountain Parks Electric |
| ACCESS: | On County Road 627 off of Highway 34 in Granby, CO |



Zoning Intent - Forestry and Open Zone District

The purpose of the Forestry and Open Zone District is to protect lands suitable for agricultural and related uses including uses related to forestry, mining and recreation after additional permitting. Higher impact uses are allowed when permitted and mitigated properly. Low density single-family residential uses are permitted in this zone district.

PROPERTY HIGHLIGHTS

Property Description

Discover the perfect opportunity to build your dream home on this expansive 30-acre parcel near Grand Lake, nestled off Highway 34 on County Road 627. Situated within the Forestry and Open Zone District, this property offers a peaceful and spacious environment, ideal for low-density single-family residential development. Just a few miles from the main Colorado Highway 40, this prime location provides easy access to I-70, Winter Park, Grand Lake, Granby, Fraser, Kremmling, Silverthorne, Steamboat, and Craig, making it a major thoroughfare for tourism and commerce. Embrace the natural beauty and endless possibilities this land offers.

Components Required for Residential Construction

- Access Easement from one of the neighboring properties (N, SE or SW Neighbors)
- Grading Plan
- Installation of Septic/Well System
- Installation of Electric Services and/or Underground LP Gas Tank

