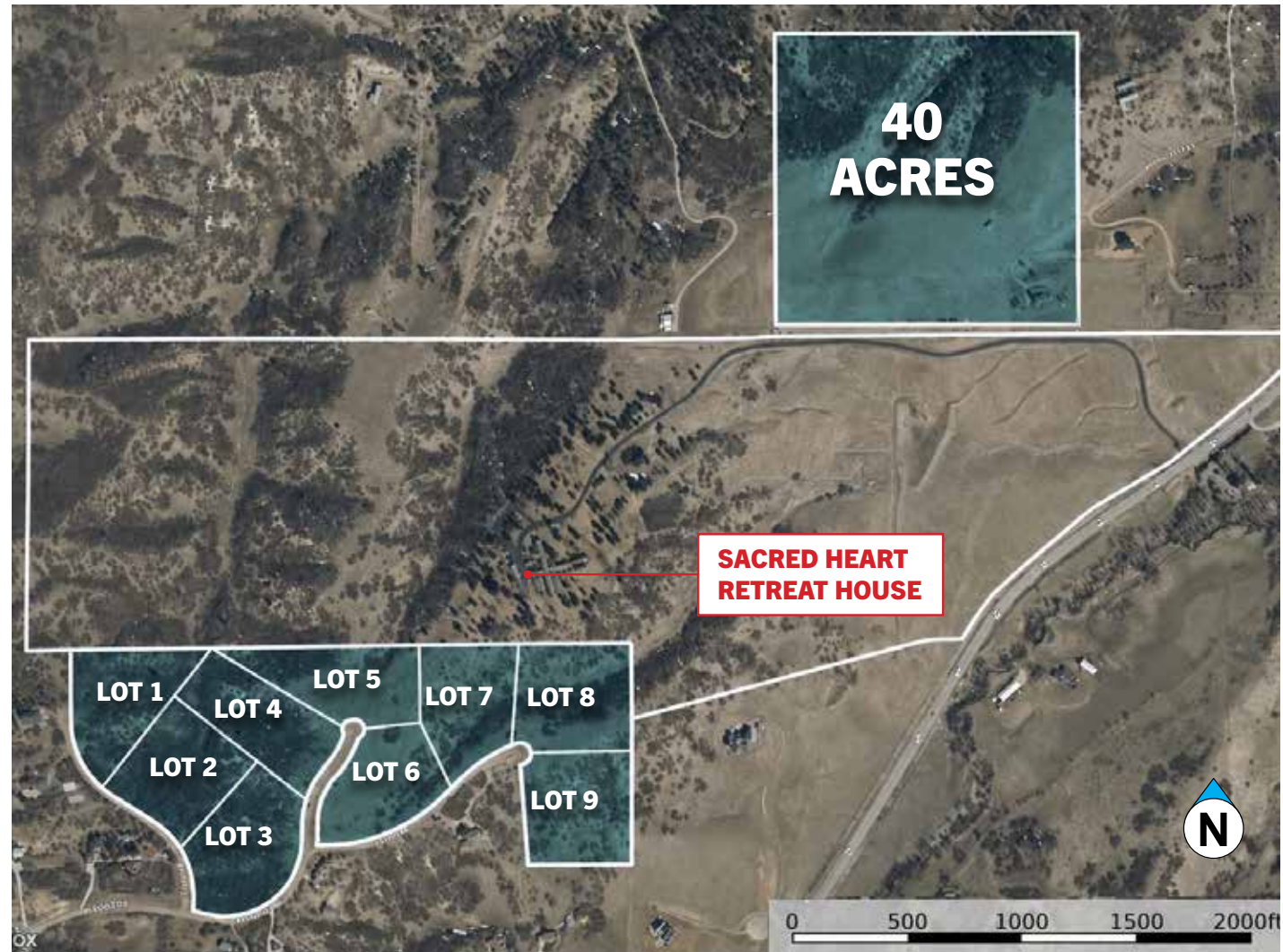


RESIDENTIAL SITES FOR SALE

Newly created lots adjacent to Sacred Heart Retreat House
Sedalia, Colorado 80135

Build Your Private Sanctuary

- A once in a lifetime opportunity to buy multiple 5-acre single family home sites (can be combined) and one 40-acre site in a secluded, stunning natural setting
- Idyllic setting with outstanding views and lots of open space nearby delivering low density character and environment
- Great alternative to more developed communities like Castle Rock, Larkspur, Parker, and Sterling Ranch
- Constrained land supply supports long-term desirability for buyers seeking privacy, scenic surroundings, and a rural lifestyle within commuting distance of the Denver Metropolitan area
- Outdoor recreating and open space — near Roxborough State Park, Pike National Forest, and Daniel's Park deliver hiking, wildlife viewing, and scenic landscapes
- Near historic retreat center offering opportunities for prayer, reflection, and quiet as it has for over 70 years.



RESIDENTIAL SITES FOR SALE

Newly created lots adjacent to Sacred Heart Retreat House Sedalia, Colorado 80135

Site Information

ZONING: A-1 Douglas County.
Residential use is permitted under this zoning.

PLAT STATUS: The southern 48.3-acre parcel is currently subdivided and platted into nine $\pm$ 5-acre lots as part of the adjacent Indian Creek Ranch subdivision (Filing No. 1). The northeast 40-acre parcel is not presently subdivided; however, the current owner, Sacred Heart Retreat House, is planning on retaining a 5-acre portion along the interior driveway, which includes the residence and water well, and is marketing the remaining 40-acre portion for sale.

LOT (or LAND) STATUS: The nine lots are platted lots awaiting some development work to be put in place, such as a small roadway for access to three of the nine lots, electricity to all nine, and well and septic by the lot purchaser.

Lots 5, 7, & 8 must be sold together as a 15.82 acre home site. Home to be developed toward the west end of the site to avoid any impact to the Sacred Heart Retreat Center view corridor.

WATER: Deeded water rights will be transferred for each lot.

Description	Size (Acres)	Elevation Range	Topography
<i>Lot 1 - Tract 31</i>	5.09	6,060' (NE) to 6,140' (SW)	Uneven/Moderately Sloped
<i>Lot 2 - Tract 32</i>	5.02	6,060' (NE) to 6,140' (SW)	Uneven/Undulating
<i>Lot 3 - Tract 33</i>	6.13	6,100' (NW) to 6,160' (S)	Uneven/Undulating
<i>Lot 4 - Tract 34</i>	5.58	6,060' (NW) to 6,140' (SE)	Uneven/Undulating
<i>Lot 5 - Tract 35</i>	5.18	6,080' (NW) to 6,120' (S)	Flat/Moderately Sloped
<i>Lot 6 - Tract 36</i>	5.43	6,100' (E) to 6,140' (W)	Moderately Sloped
<i>Lot 7 - Tract 37</i>	5.02	6,070' (E) to 6,100' (S)	Valley
<i>Lot 8 - Tract 38</i>	5.62	6,030' (NE) to 6,100' (S)	Valley
<i>Lot 9 - Tract 39</i>	5.23	6,040' (S) to 6,100' (NE)	Sloped
<i>Northeast Lot</i>	40	5,880' (N) to 6,000' (S/SW)	Uneven/Undulating



RESIDENTIAL SITES FOR SALE

Newly created lots adjacent to Sacred Heart Retreat House
Sedalia, Colorado 80135

Account #: R0171571

State Parcel #:
2353-220-00-010

Current Legal Description:
E1/2 NW1/4 SE1/4 W1/2 NE1/4
SE1/4 22-7-68 40 acres M/L



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Sieber & Company, Inc.

Commercial Investment Development

John Sieber
303-877-7300 | sieber34@gmail.com

RESIDENTIAL SITES FOR SALE

Newly created lots adjacent to Sacred Heart Retreat House
Sedalia, Colorado 80135



RESIDENTIAL SITES FOR SALE

Newly created lots adjacent to Sacred Heart Retreat House
Sedalia, Colorado 80135

Account #: R0163598

State Parcel #: 2353-272-01-008

Subdivision Name: INDIAN CREEK RANCH

Reception number: 0137884

Current Legal Description:

TRACT 31 - 5.09 acres M/L;
TRACT 32 - 5.02 acres M/L;
TRACT 33 - 6.13 acres M/L;
TRACT 34 - 5.58 acres M/L;
TRACT 35 - 5.18 acres M/L;
TRACT 36 - 5.43 acres M/L;
TRACT 37 - 5.02 acres M/L;
TRACT 38 - 5.62 acres M/L;
TRACT 39 - 5.23 acres M/L

ALL IN INDIAN CREEK RANCH 1
48.3 acres M/L

Description	Acreage	Asking Price
Lot 1 - Tract 31	5.09	\$400,000
Lot 2 - Tract 32	5.02	\$375,000
Lot 3 - Tract 33	6.13	\$375,000
Lot 4 - Tract 34	5.58	\$375,000
Lot 5 - Tract 35	5.18	\$450,000
Lot 6 - Tract 36	5.43	\$450,000
Lot 7 - Tract 37	5.02	\$425,000
Lot 8 - Tract 38	5.62	\$425,000
Lot 9 - Tract 39	5.23	\$425,000



View west over Lot 6 along W. Sioux Drive



View west over Lot 6 & 7 from east cul-de-sac on W. Sioux Lane



View north at gate for platted, unbuilt road between Lots 3 & 6



View northeast over Lot 8 from east cul-de-sac on W. Sioux Lane



INVESTMENT
BROKERAGE
ADVISORY

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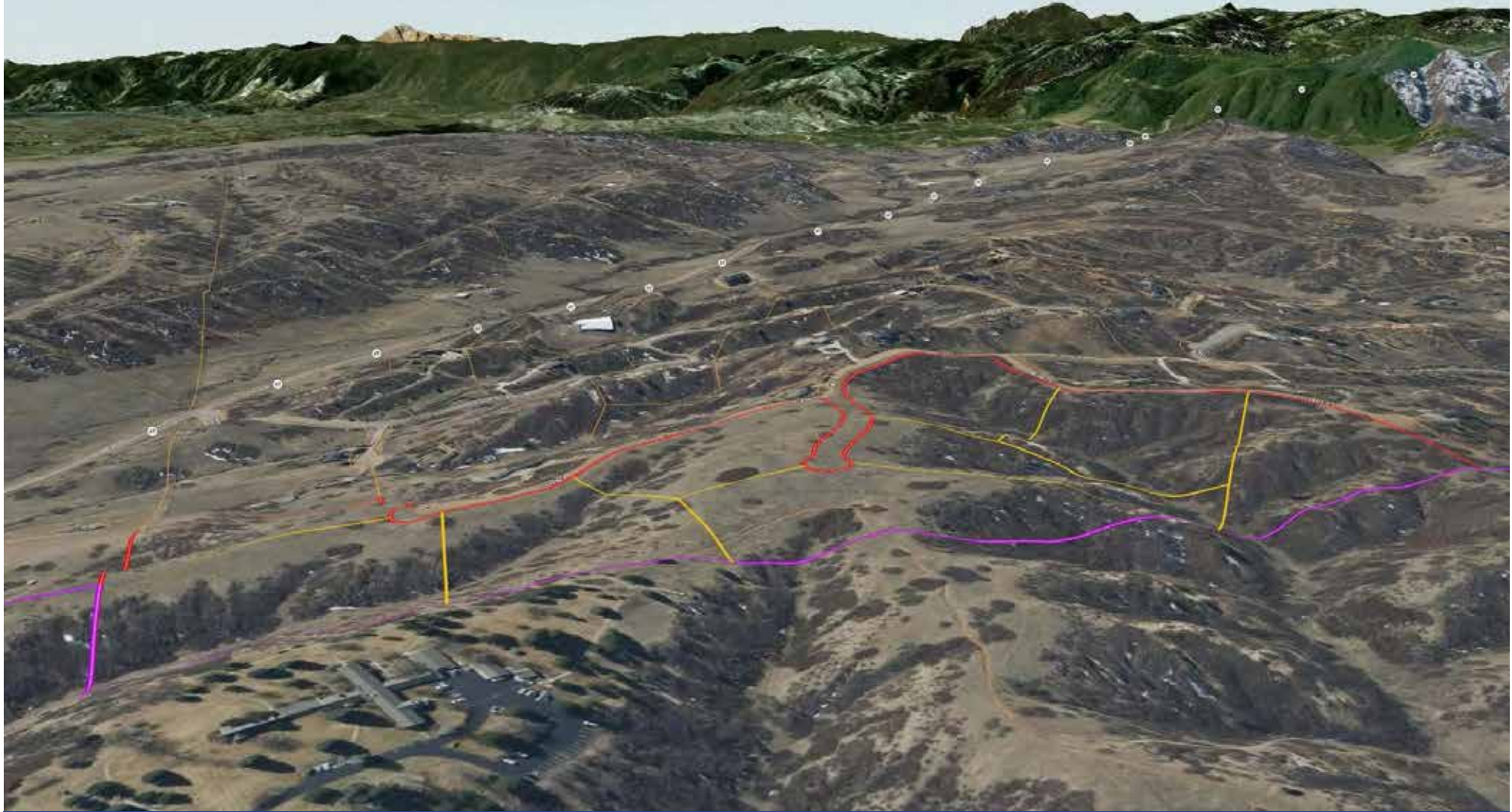
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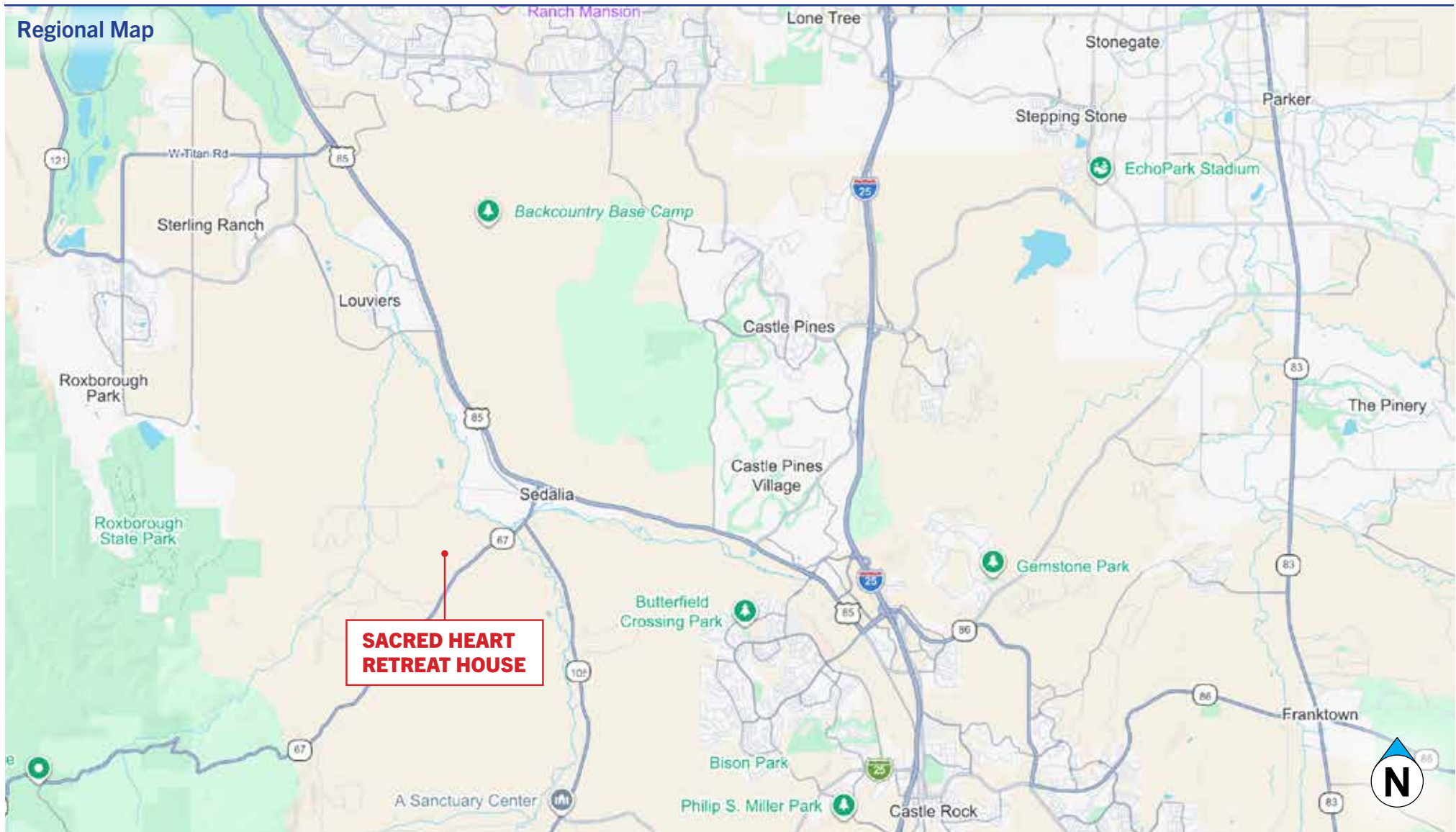
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3D Aerial View Looking S/SW - over the 9 lots



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