

445

SPEARPOINT ROAD  
COMO, CO 80432

\$29,900

~~\$45,000~~  
SALE PRICE

2.1 ACRES



34% PRICE REDUCTION  
LARGE BUILDABLE LOT



BEAUTIFUL VIEWS  
1 HR TO BRECKENRIDGE  
1 HR TO FAIRPLAY

MARC S. LIPPITT

Principal

303.905.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

Vice President

720.881.6343

jherman@uniqueprop.com



400 S Broadway | Denver, Colorado 80209  
www.uniqueprop.com | 303.321.5888

## UNIQUE PROPERTIES, INC. DISCLAIMER & CONFIDENTIALITY

All materials and information received or derived from Unique Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Unique Properties its directors, officers, agents, advisors, nor affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

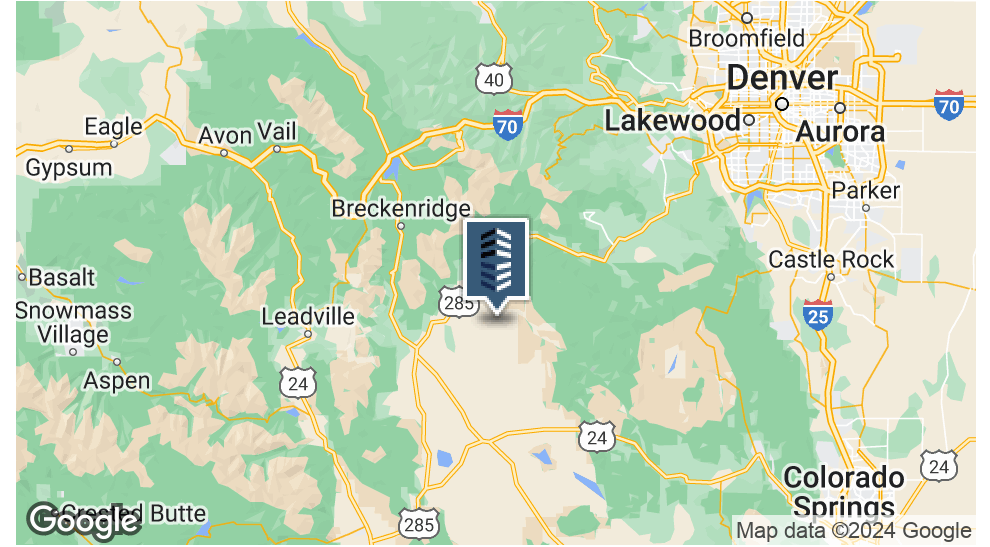
Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties nor representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$29,900
Lot Size (SF):	91,476 SF
Lot Size (Acres):	2.1 Acres
Price / Acre:	\$14,238
Zoning:	Residential
County:	Park
Association:	Indian Mountain
Association Dues:	\$45 Annually
Taxes:	\$998.23
Electricity:	Yes - Street
Water:	Well - Not Drilled

## PROPERTY OVERVIEW

445 Spearpoint Road is a 2.1 acre residential lot in the Indian Mountain subdivision in Como, Colorado. This property located on a quiet road in the neighborhood. The Indian Mountain communities offer many amenities for its residents. Those amenities include a lodge, comfort station, picnic area, playground, disc golf courts, and nature trails. Fairplay is the closest town with services. The property is sloped, but there is a perfect spot to put a home to capture the views of the surrounding area.

## PROPERTY HIGHLIGHTS

- Small price point | \$45,000
- Large 2 Acre lot
- Beautiful Aspen Trees on the Property
- 25 Minutes to Fairplay
- About an hour to Breckenridge
- World class skiing, rafting, hiking, fishing, and more nearby.

+/- 400'

+/- 484'

91,476 SF (2.1 ACRES)  
\* Boundaries of the property are not exact. This is for advertisement purposes only.

+/- 206'

+/- 250'

Spearpoint Rd

Spearpoint Rd





Breton Rd

Tepee Trail

Tepee Trail

Spearpoint Rd

Spearpoint Rd

Apache Trail

Apache Trail

Spearpoint Rd

Apache Trail

Apache Ct



Pathfind

Gite

Little Baldy Mountain

Como 285

CR 15 - ELKHORN RD

ALBINO RD

PRATHER'S  
M A R K E T

ACE  
Hardware

DOLLAR GENERAL

SOUTH PARK  
BREWING

NAPA

TBK BANK

SITE

Fa

Reinecker Ridge South

CR 15 - ELKHORN RD

BRECKENRIDGE - 60 MINS

BUENA VISTA - 65 MINS



## ADDITIONAL PHOTOS



## *Exclusive Agents*

### **Marc S. Lippitt**

Principal

303.321.5888

[mlippitt@uniqueprop.com](mailto:mlippitt@uniqueprop.com)

### **Justin N. Herman**

Vice President

720.881.6343

[jherman@uniqueprop.com](mailto:jherman@uniqueprop.com)



### **Unique Properties, Inc**

400 South Broadway | Denver, CO

[www.uniqueprop.com](http://www.uniqueprop.com)