

**134 Acres**

**St Hwy 115 Frontage**

**143 Acre Feet of Water Rights**

**60 GPM free flowing Artesian Water**

**New Well completed in Dec 2021**

<https://mapright.com/ranching/maps/e14b89addf93029083368d2917e7fc1a/share>

CALL BROKER FOR WELL INFORMATION

**MULTIPLE OPPORTUNITIES**

**LOCATED JUST SOUTH OF COLORADO SPRINGS 35 MILES SOUTH**

**1/4 MILE FROM HIWAY 50 ON STATE HWAY 115**

**1. VERTICAL FARM    5. CAMP GROUND    7. MOTELS**

**2. SOLAR FARM    6. TRUCK WASH**

**3. RV PARKS**

**4. SUBDIVISIONS**

Offered By

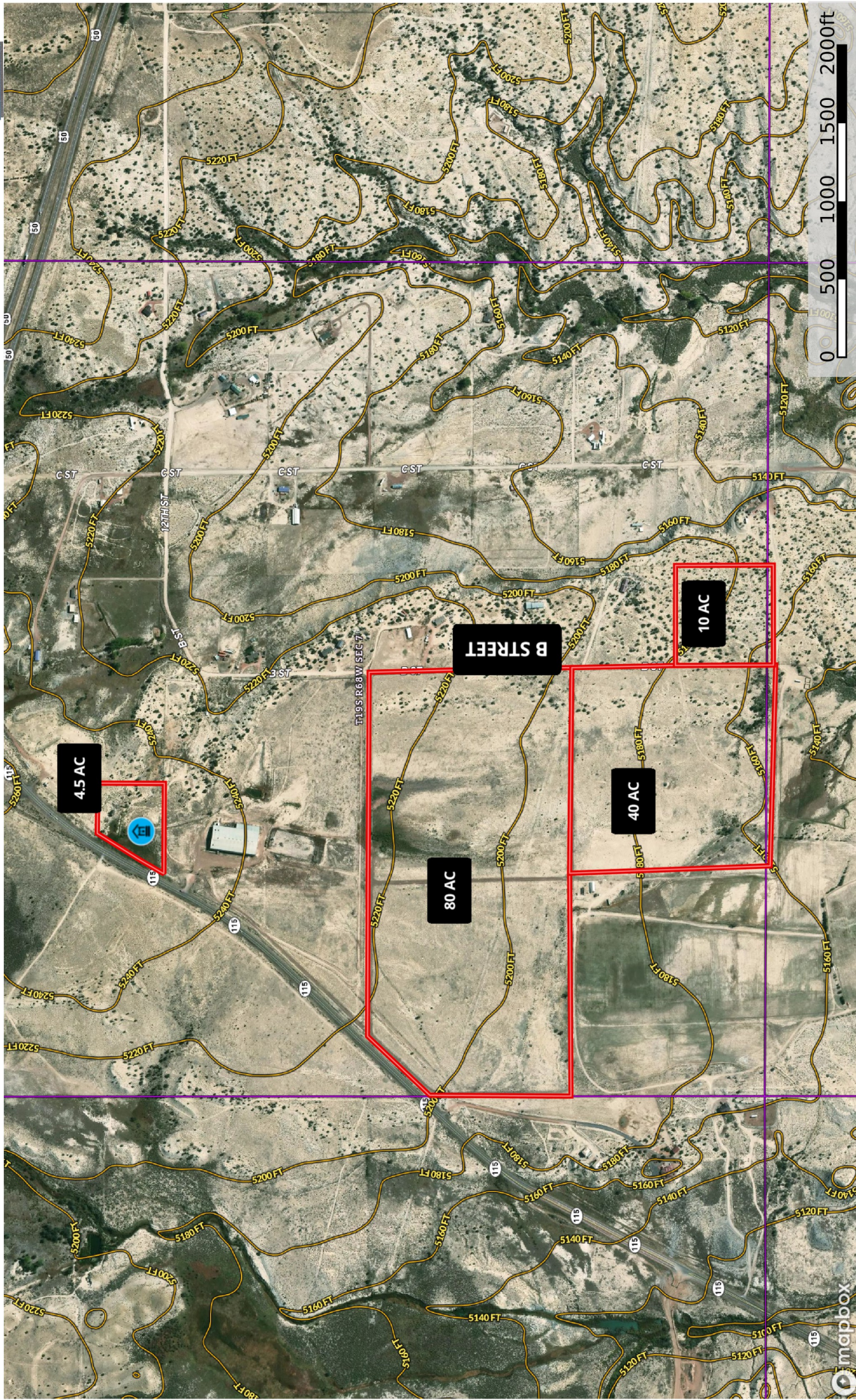
**T**HE **L**AND **C**OMPANY

Cheryl Zortman / Broker

COLORADO KANSAS OKLAHOMA

620-338-6063

**Watts Penrose 115**  
Fremont County, Colorado, AC +/-



**Cheryl Zortman**  
P: 620-338-6063

WWW.landcompanyonline.com

68 Shiloh Dr



The information contained herein was obtained from MapRight Services. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

**THE VIEWS FROM THIS LOCATION ARE WORTH LOOKING INTO THIS FOR ANY OF YOUR NEEDS. PIKES PEAK TO THE NORTH, WETMOUNTAIN RANGE TO THE SOUTH, BEAUTIFUL ROCK WALLS TO THE SOUTHWEST.**

**Close to Snow Skiing 1.5 hours to Monarch\* just west of Salida**

**\*HIKING Along the beautiful Arkansas River 20 min away\* PUEBLO RESERVOIR, 30 min for fishing, boating water skiing. Plenty of dining, and shopping in Canon, Florence, Penrose. Pueblo all less than 40 min drive.**

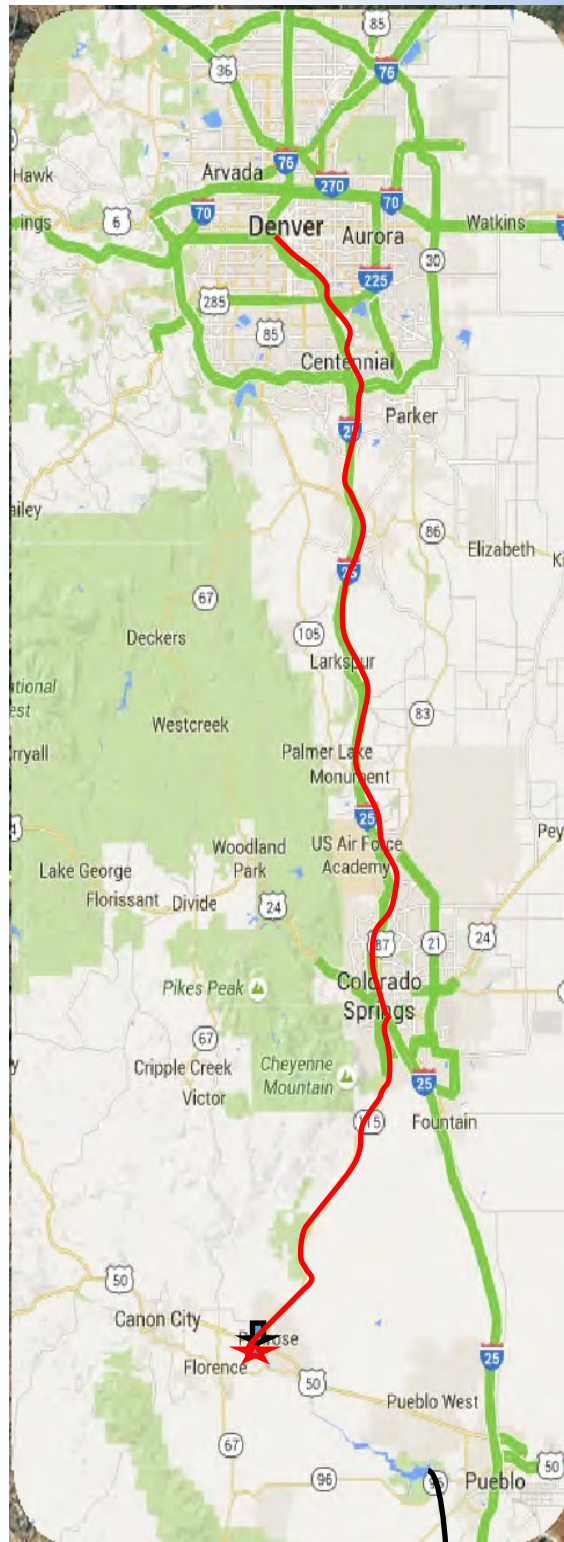
**35-40 minutes to Colorado Springs, less than 2 hours to the Denver Airport or Denver.**

**Subject property; lends itself to many kinds of opportunities. With the HWY Frontage to the West and just one quarter of a mile to the South from major HWY 50 from Pueblo to Canon City.**

**Water Rights in Colorado are a major drawing card when looking for any kind of investment property. With 143 Acre Feet of NON TRIBUTARY WATER RIGHTS from a free flowing Artesian Well, which includes the following uses: original Water right 1931**

- 1. DOMESTIC**
- 2. IRRIGATION**
- 3. STOCK WATER**
- 4. RECREATIONAL.**
- 5. Water is reported to be 80°**

**See disclaimer on page 4.**



**DISCLAIMER;** The information for “ this 134.5 Penrose CO acres,” Fremont County Colorado has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified all of it and make no guarantees, warranties or representations about it . It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not, represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Broker: *Cheryl Zortman*

# Location

The subject property is located just outside of Florence, in Fremont County on the western edge of the Front Range. It is convenient to rail and highway transportation arterials including Interstate 25 approximately 30 miles to the east.

Highway 50 traverses the south central part of Colorado and provides access to Pueblo, the closest large metropolitan area to the east and Interstate 25 which runs through the center of Pueblo. Highway 50 also provides access to Canon City, the largest community in Fremont County, and Salida. There is a small regional airport in Pueblo, and an international airport in Colorado Springs approximately 70 miles to the northeast.