



Berridge Rd 80 acres, El Paso County, Colorado, 80.00 Acres

\$79,999

- Agriculture, Mineral Rights, Snow sports, Wildlife Viewing

Easily accessible acreage with roads on two sides (E Jones Rd and Berridge Rd). Power is along E Jones Rd with multiple building sites close to both roads. The land has a gentle slope from the road toward a seasonal drainage (Steel Fork Creek) that runs through the property. Very quiet and private setting with good views of Pikes Peak to the west. The land is well-fenced on three sides, making this property suitable for grazing of horses or other livestock. The pasture has been resting since 2016 and the native grasses are beginning to grow back. Cell service is available (about 2 bars LTE). 30 minute drive from Falcon and less than an hour to Interstate-25 & Colorado Springs. No covenants or HOA! No improvements other than the fencing. Priced to sell so don't delay! Ample acreage for a recreational getaway, for grazing livestock, or to build your dream home or barndominium. 25% of mineral rights remain and will transfer to a new owner.

Main Info

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| • Street Address : 000 Berridge Rd | • Lot Size Acres : 80.00 Acres |
| • Postal / Zip Code : 80864 | • Dwelling : No |
| • State / Province : Colorado | • (Assessor) Parcel Number : 300000317 |
| • County : El Paso | |
| • Closest City : Yoder | |

Taxes

Tax Year : 2024

Estimated Taxes per year are \$26.00

Broker Info



Cody Switzer

Rocky Mountain Ranch & Land

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Cody is a seasoned land broker with deep roots in the Colorado land market. Growing up immersed in the land business, he has developed extensive knowledge of mountain, recreational, and ranch properties, making him a trusted guide for clients seeking their ideal piece of Colorado. An avid outdoorsman, he enjoys fly fishing, backpacking, skiing, and snowboarding, embracing the same landscapes that inspire his work. His passion for the outdoors translates into a genuine commitment to helping clients find properties that can be enjoyed for generations to come. As a proud member of the Pikes Peak Association of Realtors, he combines professional expertise with local insight to deliver a seamless and rewarding real estate experience. Whether you're buying or selling land, he's dedicated to helping you achieve your goals in the beautiful state of Colorado.

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