

1 - 930 Acre Parcel

1 - 90 Acre Parcel

2760 Acre Feet Of
Water Rights



P.O. Box 146
Larkspur, CO 80118



Auction Information
October 28th
1:00 P.M.





AT AUCTION

The Eagle Pointe Preserve

Larkspur - Colorado

October 28th at 1:00 pm

Preserved in perpetuity is this unique opportunity to live in a truly protected environment of pristine Colorado beauty. Surrounded by scenic vistas from every parcel, the Eagle Pointe Preserve offers a rare opportunity to own a large parcel of land of this quality that is protected from encroaching development. The ranch is presently divided into 10 parcels ranging in size from 46 acres to 156 acres with an additional 90 acre parcel that does not lie in the conservation easement. Eagle Pointe has a bountiful supply of water rights that remains with the property (protected water) and an additional 2600 acre feet that may be sold. Whether you are searching for an investment opportunity or satisfying a life long dream of owning a ranch of this caliber for your personal refuge this gorgeous parcel has it all.

Eagle Pointe is perfectly situated approximately 35 minutes from Colorado Springs and Denver. Though secluded and private the property is only minutes from shopping, restaurants, and, other amenities that contribute to our quality of life.



The ranch is nestled in the reknown Plum Creek Valley along the foothills of the front range. Interstate 25 is within a few minutes drive which provides great access to both metro areas. Visit www.edgerealestate.com for auction details.

Incredible Opportunity to own a part of the American West. This beautiful land is situated along the pristine West Plum Creek Valley between Denver and Colorado Springs.



Visit www.EDGEREALSTATE.COM for more information.