



Fixer Upper on 35 Acres in Phillips County, CO. Sells AS-IS.

35 +/- Acres | Phillips County, CO | \$210,000



ADDRESS

8270 County Road 3
Haxtun, CO 80731

LOCATION

Go south on Highway 59 to County Road 12. Go west on County Road 12 to County Road 3. Go south on County Road 3, property will be located on the east side of the road just south of County Road 10.

PROPERTY SUMMARY

Cash or alternative financing only (no FHA/VA) for this 2-bed, 2-bath fixer-upper on 35.1 acres near Haxtun, CO! Power is currently disconnected but ready for reconnection post-sale.

Ideal for a small farm, the property features excellent pasture, a working windmill hand pump, a large barn, two concrete-floor shops, and a chicken shed. The home offers 1,370 sq ft on the main level plus a 1,092 sq ft basement. Upgrades include newer vinyl windows, a metal roof, and existing heat/AC units.

Includes septic and a registered well (inactive 10 years). Sold strictly "AS-IS" with no seller repairs. Call today to schedule a tour!

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