



Land Use: Recreation, Other-See Remarks
Topography: Rough
Type Soil: Unknown
Apx Acres: 1.8730
Price Per ACRE: \$34,703.68
Lot Size Range: 1-5 ac
Residence: No

Area: NW
Subdivision: Valley View
County: Hamilton
Zoning:
Elementary School: Central City
Junior High School: Central City
Senior High School: Central City
Auction: No

Lot Dimensions: 170'x480'	Waterfront: No	Flood Zone: No
Parcel #: 410177959	Estimated Taxes: 302.46	Tax Year: 2025
Monthly HOA Dues:	Electric: Yes	Gas : No Vacant:
Avg Utilities per Year:	Avg Maintenance per Year:	Listing Conditions:
Tillable Acres:	Level Acres:	Rolling Acres:
Crop Acres:	Terraced:	Hogs:
		Grain Bin Capacity:

Crop/Pasture:

Irrigation:

Soil Type:

Restricted Covenants: Valley View Fourth Subdivision

Crops: None

Best Crops: None

Lot Location: Residential

Lot Improvements: None

Easements/Restrains: Recorded Plat

Water: Well, None**Sewer:** Septic Tank, None**Gas Type:** Propane, None**Irrigation Details:** None**Road Frontage:** Private Road**Road Surface:** Gravel**Distance to Business District:** 6-10 Miles**Equipment:** None**Outbuildings:** None**Fencing:** None**Minerals:** None**Grain Bin Features:** None**Miscellaneous:** None

Legal: 4 12 6 Lot 15 Valley View Fourth Sub

Financing Remarks:

Directions:

Remarks: 1.873 acre buildable lot at Valley View Country Club. This spacious lot sits directly on the golf course and overlooks the No. 1 green. The lot is approximately 170' x 480' providing plenty of room to build either close to the golf course or further away towards the middle of the lot. Electric is available at north lot line, well and septic would need to be installed by buyer. Valley View is located 5.5 miles south of Central City or 13 miles north of Aurora. HOA dues are \$250 per year, Valley View Fourth Sub Covenants apply. There are only a few building lots remaining in the subdivision!

Agent Remarks:

Possession: At Closing

Sign on Property: Yes

Possible Financing: None

Documents on File: Legal Description, Aerial Photos

Surveillance System In Use: No

Occupant Type:

Owner:

Owner Phone:

List Date: 9/9/2026

Expire Date: 3/9/2027

Under Contract Date:

Days on Market: 3

Original List Price: \$65,000

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

ActnPrcRng:

ActnDt:

ActnrNm:

Listing Office: Ross Realty (#:184)

Main: (308) 940-0749

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Listing Agent: Denise Brandenburg (#:1)

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