

# Beautiful 4.24 acre lot in the gated Woodrock community near Divide Colorado

You have the opportunity to purchase a Beautiful 4.24 acre lot in the gated Woodrock community near Divide Colorado. Woodrock is a rugged, yet exquisitely private residential community nestled between Mueller State Park to the north and Dome Rock State Wildlife Area to the south. If you are looking at a map, Woodrock is located between Divide and Cripple Creek, Colorado. It encompasses approximately 300 acres of granite mountain with beautiful homes on 2.5 to 5.0 acre parcels at altitudes from 8,000 to 9,600 feet above sea level. On its acreage of heavily forested mixed conifer and aspen, Woodrock boasts an abundance of wildlife to include mule deer, wild turkeys, raptors, porcupine, a wide assortment of mountain birds, bobcats, and the occasional black bear. Woodrock residents have access to several hundred acres of adjoining private land with miles of off-road trails for ATV riding and hiking. Residents may also join the private fishing club with access to four ponds stocked with trout. The high altitudes and clear Colorado mountain skies allow for the residents to enjoy magnificent sunsets to the west and glorious sunrises over Pikes Peak to the east. Although the demographics of this community vary greatly from young families to those who have retired, the overall feeling of this neighborhood is one of unity and friendship. It's hard to believe that on this great earth that there is any place more tranquil or more serene than Woodrock. This property has an older driveway down to a partially excavated building site. Power has been brought on to the property and there is telephone available as well as Teller wi-fi.

## **L26 WOODROCK FILING NO 1**

**Online Only Auction Ending Monday, November 28th @ 4 PM MST**

Click [Here](#) for Bidder Pack

Click [Here](#) for Interactive Map

Click [Here](#) for Sample Sales Contract

**Online Bidding** – Online bidding will be active October 25th at 10 AM MST and runs through November 28th at 4 PM MST

**Directions** – From Divide CO Turn S onto CO-67 S 5.4 mi, Turn right onto 4 Mile Rd, 1.1 mi, Turn right onto Woodrock Way 1.1 mi, Turn right onto Homestead Rd 0.4 mi, Turn right onto Paradiso Rd. Property is on the left

**Contact** – Matt Orist, Associate Broker/Auctioneer with United Country Timberline Realty at 719-321-3958 or email at [Matt@MTOlandAuction.com](mailto:Matt@MTOlandAuction.com)

**GENERAL TERMS & CONDITIONS:** 10% Buyer's Premium will be added to final high bid to arrive at contract price. Earnest Money Deposit of \$5,000 required on day of sale (November 28th, 2022). Close on or before Dec 28<sup>th</sup>, 2022. Subject to seller confirmation. Property sold as is, where is with any and all faults. Buyer is expected to complete their own due diligence. Auction starts ending at 4 PM MST on November 28th, 2022. Please note that during the last two minutes of bidding, if a new bid is placed, the clock is automatically extended an additional two minutes. Download Bidder

Information Pack for complete terms and conditions, purchase contract and maps at [www.timberlinerealtyinc.com/auctions](http://www.timberlinerealtyinc.com/auctions)

**PRE-AUCTION SALES:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all of the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance. A Buyer's Broker Fee of (2%) is offered on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.

**SOFT CLOSE:** If a bid is received within the last 3 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.

**BUYER'S PREMIUM – TEN PERCENT (10%):** Buyer's Premium shall be added to the final bid price placed online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).

