



**NANCY HOLLEN, GRI, CRS, SRES**  
**BROKER ASSOCIATE**

719.539.6682  
Cell 719.530.1217

nancy@nancyhollen.com  
7385 W. Hwy 50 / POB 749  
Salida, CO 81201



**FIRST COLORADO  
LAND OFFICE**

*Your Needs - First*

**22585 Highway 50**  
Garfield, CO 81201



**\$127,500**

**MLS #231206**

**PROPERTY AT A GLANCE**

**.30 Acres**

**777 SF**

**2 Bedrooms/1Bath**

**Forced Air Propane**

**Sewer- Septic**

**Water - Spring**

**Carpet & Vinyl Flooring**

**Exterior: Wood**

**Composition Shingle Roof**

**2013 Taxes: \$744**

Looking for a cabin so you can be close to the National Forest and Monarch Ski Area? Well this could be the cabin for you. Located in the small community of Garfield, it is only a couple of minutes from the National Forest and Monarch Ski Area and only about 20 minutes from Salida for all the fun that offers. You will enjoy the wood burning fireplace on a cool winter evening, but you do have propane wall heaters for when it really gets cool. The highlight of the cabin is the wood or coal burning antique cook stove in the kitchen which is definitely usable and in great condition.

Inclusions: Electric range, refrigerator, microwave, antique wood/coal cookstove

Exclusions: Seller's Personal Property

**DIRECTIONS:** Take Highway 50 to Garfield just past Dotty's Towing. Property on right side of Highway 50.



All data, measurements, square footage, etc. deemed reliable.

No warranties or representations expressed or implied.

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