



CHUCK AZZOPARDI
BROKER ASSOCIATE

719.539.6682
 Cell 719.221.6444

azzopardi@firstcolorado.com

7385 W. Hwy 50 / PO Box 749
 Salida, CO 81201



**FIRST COLORADO
 LAND OFFICE**

Your Needs - First

44 Riata Run
Hartsel, CO 80449



\$145,000

MLS #231786

PROPERTY AT A GLANCE

11.57 Acres

723 SF

1 Bedroom / 1 Bath

Heating: Space Heater & Wood Stove

Flooring: Carpet & Hard Wood

Exterior: Hardy Plank & Stone

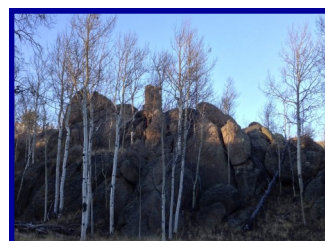
Roofing: Composition Shingle

Well built, off-grid, cabin on two (2) lots with rolling terrain, rock outcroppings and an abundance of fir and aspens. This cabin is remote but has easy year round access. Solar powered lights and a wood stove keep utility bills low. Wood floors and ceilings provide warmth. Big open windows let the outdoors in. Public lands surround Badger Creek Subdivision which lead to endless hours of outdoor activities.

Inclusions: Propane Stove, Propane Refrigerator, Wood Stove

Exclusions: Sellers' Personal Property

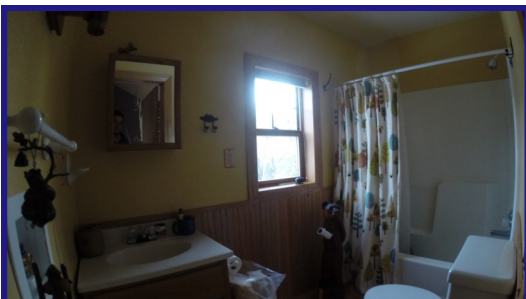
DIRECTIONS: From Hwy. 285, take Hwy. 24 for 6.5 miles to FS 307. Take FS 307 to the right for 1.5 miles to FS 187. Take FS 187 to the right for 6.0 miles to FS 86. Take FS 86 to the right for 2.3 miles to McMurray Road (entering Park County). Take McMurray Road for 2.0 miles to Frees Loop (entering Badger Creek Subdivision). Take Frees Loop to the right for 1.0 miles to Riata Run. Take Riata Run to the right, property is on right, at FCLO sign.



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

No warranties or representations expressed or implied.

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