

Lots 1-9 Bronco Lane

Nathrop, Colorado 81236



\$74,900 - \$79,900

PROPERTY AT A GLANCE

LOT	MLS #	PRICE	Acres
Lot 1 ~	C235282	\$79,900	2.25
Lot 2 ~	C235409	\$79,900	2.00
Lot 3 ~	C235410	SOLD	2.00
Lot 4 ~	C235411	\$74,900	2.00
Lot 5 ~	C235413	\$74,900	2.00
Lot 6 ~	C235414	\$74,900	2.00
Lot 7 ~	C235415	\$74,900	2.00
Lot 8 ~	C235416	\$74,900	2.00
Lot 9 ~	C235417	\$79,900	2.09

~ Caballo Ranches ~

2+ acre parcels with 53+ acres of open space. Located in the shadow of the 14,000ft Collegiate Peaks and the famous Chalk Cliffs in the center of Chaffee County, one of Colorado's most sought after outdoor recreational areas. Minutes to Mt. Princeton Hot Springs, public land, Chalk Creek, The Arkansas River, The Colorado Trail, Salida, and Buena Vista. Horse friendly covenants and open space to ride right from your home. Covenants allow modular homes so your Colorado home can be ready soon!



LISTING AGENT

Jon Adams
ABR, SFR,
Broker Associate
719-207-3666 cell



adams@firstcolorado.com

FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

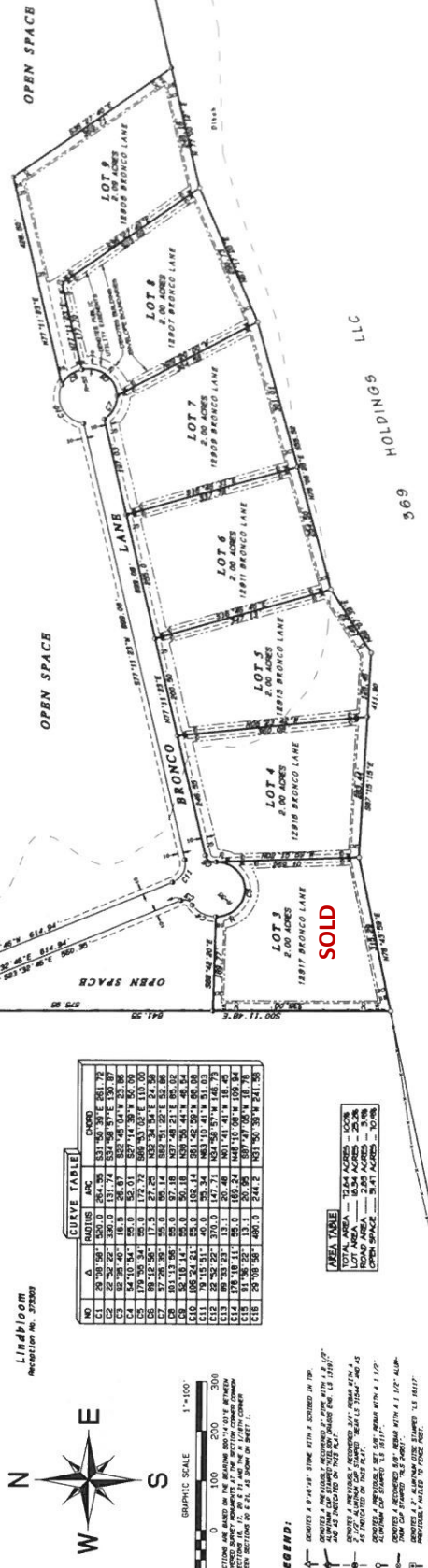
ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

CABALLO RANCHO RURAL OPEN SPACE INCENTIVE LOCATED IN THE S1/2 SW1/4 of SECTION 16 and the NW1/2 of SECTION 21, T15S, R73W, 6TH P.M. CHAFFEE COUNTY, COLORADO SHEET 2 OF 2

NOTICES:
 1. ANY NEW SEPTIC SYSTEMS SHALL BE CONTINGENT UPON THE OTHER SUBMITTING APPLICATIONS, LOT 1 AND LOT 2. ALSO, AN 8-FOOT DEEP PROFILE HOLE WILL BE REQUIRED FOR EVALUATION OF SOILS. ENGINEER CERTIFIED SEPTIC SYSTEMS MAY BE REQUIRED DEPENDING ON THE RESULTS OF THE EVALUATION.
 2. ANY NEW PERMITS, PERMITS, OR ANY PERMITS REPLACEMENT SHALL BE "HOLD-UP FRIENDLY". THE TOP HIRE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY PERMITS.
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Symington & Hinez

S1/2 of the S1/2



OWNER/DEVELOPER
 R.L. INVESTMENT PROPERTY
 SIOUX FALLS, SD 57105

SUBMITTER
 HENDERSON LAND SURVEYING CO., INC.
 200 S. 10TH ST., SUITE 100
 SIOUX FALLS, SD 57105
 Contact: Michael K. Henderson

RECEIVED NO.
 SHEET 2 OF 2

DATE
 4/3/15

DATE
 4/3/15

DATE
 4/3/15

PROJECT NO.
 CABALLO RANCHO RURAL OPEN SPACE INCENTIVE
 2.00 ACRES
 HENDERSON LAND SURVEYING CO., INC.
 200 S. 10TH ST., SUITE 100
 SIOUX FALLS, SD 57105
 Contact: Michael K. Henderson