

8525 County Road 225

Salida, Colorado 81201

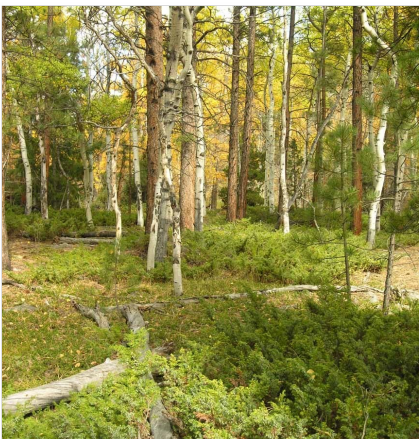


PROPERTY AT A GLANCE

12.65 Acres
Lots 1-B, 1-C1, 1-C2
Monarch River Estates
Borders National Forest
River Frontage
Covenants
Annual HOA Fee: \$325
County Maintained Road
Year Round Access
2015 Taxes: \$3,488

A great Colorado fishing property!

Spectacular mountain setting with over 1600 feet of South Arkansas River frontage. Grassy meadows, Ponderosa Pines, Blue Spruce, and Aspens. Borders National Forest; hunting, fishing, skiing, ATV riding, hiking, mountain biking, etc.; all right out your door. A great Colorado fishing property, recreational retreat, or full time mountain home site with year round access on a county maintained road. Power and phone to lot. 10 minutes to Salida, CO or Monarch Ski Area.



LISTING AGENT

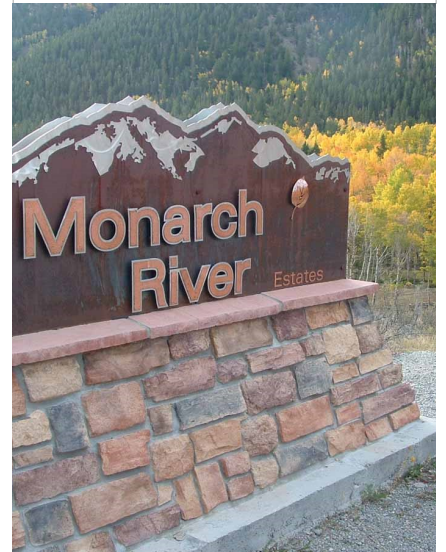
Jon Adams
ABR, SFR,
Broker Associate
719-207-3666 cell



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

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