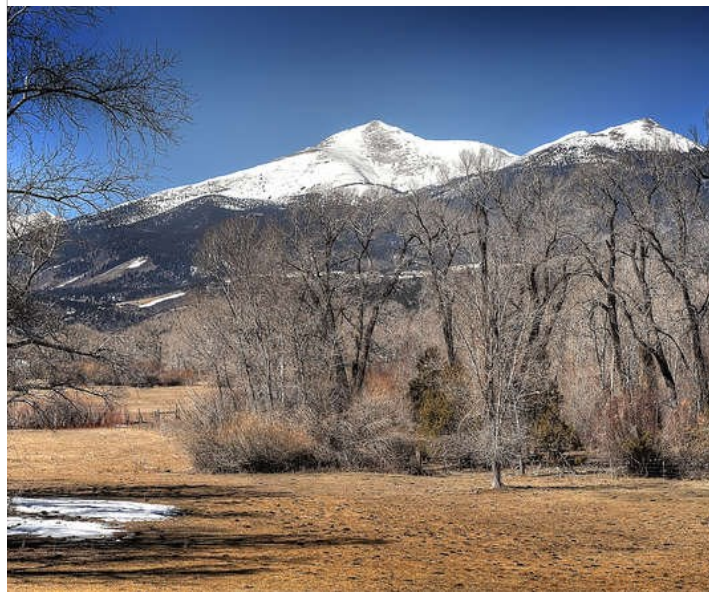


LISTING AGENT

Jon Adams
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719-207-3666 cell



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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.

13985 County Road 220
Salida, Colorado 81201



Hook a trout on your private stretch of river!



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Magnificent Mountain Views

Custom 2225 SF log home on 20.45 acres bordering BLM into National Forest. Very private, park-like setting amongst the Cottonwoods on the South Arkansas River. From inside or out; enjoy magnificent mountain views while overlooking the river with not another house in site. Watch elk, deer, and turkey right out your front door or hook a trout on your private stretch of river. Turn key hay production with Sr. water rights, sideroll, gated pipe and all machinery necessary to operate and maintain the ranch and a 50x50 steel building to store it all in. Fenced/cross fenced. Saddle up and ride thousands of acres of BLM and National Forest right off the property. Private, quiet setting yet only minutes to downtown Salida and Monarch Ski Area.



PROPERTY AT A GLANCE

20.45 Acres
2225 SF Custom Log Home
Built In: 2001
3 Bedrooms/2.5 Bathrooms
Radiant Heat, Fireplace, Wood
Carpet, Hardwood & Tile Flooring
In-House Augmented Well & Septic
Log & Cultured Stone Exterior
3+ Car Detached Garage, Carport
2015 Taxes: \$1324

