



403 Dinkle Ditch Road, Coaldale, CO 81222



Property At A Glance
 3.39 Acres
 Adjoins BLM Government Land
 600+/- Ft of Cottonwood Creek with Huge Trout;
 Pond- Investigating Legality
 1696 SF
 3Bedrooms/2Baths
 Heating: Forced Air
 Water Source: In-House Well
 Sewer: Septic
 Flooring: Carpet, Laminate
 Exterior: Metal; Metal Roofing
 Garage: 3+ Car Attached
 2012 Taxes: \$826



\$290,000



MLS #229208



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Beautiful, “End of the Road” setting with a large pond in the front and about 600+/- feet of year round Cottonwood Creek along one side. On the other side, the property adjoins BLM government land. Look out at the Sangre de Cristo mountains. From the extensive front windows in the great room. Large rock cliff behind the house. Absolutely spectacular! The house has three bedrooms and two baths and sits over an oversized three car “tuck under” garage with lots of work space besides. There is extensive decking to enjoy the serenity, beauty and privacy of this property. The home is in good condition, but could use some updating. It is getting a brand new metal roof installed and together with the metal siding, make it relatively maintenance free.



Inclusions: Range/Microwave, Refrigerator, Dishwasher, Washer/Dryer Combination, Upright Freezer

Exclusions: Seller’s Personal Property

