



~ A RIVER RUNS THROUGH IT ~

Extraordinary 7.8 Acres nestled in the Rio Blanco Valley adjoining NATIONAL FOREST with WATER RIGHTS, a POND, a good WELL, 2,833 SF 3 bedroom, 2 bath HOME along with 729 SF GUEST HOME, a 3,570 SF BARN, a 320 SF WORKSHOP, 320 SF covered storage, and 3 separate fenced areas. Full river restoration completed along the 1,200' of the Rio Blanco River that edges and runs through the property offering fishing and recreational activities. Keep your stock, crops, landscaping, and pasture lush with .06 cfs Absolute water rights pumped from the river and the pond equipped with a headgate. The irrigation water feeds the extensive underground sprinkler system and has room to expand. The insulated barn has 2,100 SF of concrete flooring, 1,400 SF of dirt flooring, two 10' X 12' overhead doors, a 20' X 20' interior room, and 770 SF of covered storage along the south exterior wall. Accommodate your guest in their quarters with a full kitchen, open living space, private bath, and patio while you get cozy in the main house. This immaculately maintained home is perfect for entertaining or a private retreat. Spacious open kitchen/living area with eat-in bar, alder cabinetry, gas range, Caesarstone 7141 Quartz and tile countertops with abundant storage and counter space. The master bedroom, as well as the office/laundry room, are located on the main floor for utmost convenience. Entertain your guest at the river's edge beach by the fire pit or the expansive patio area. In the winter, don your cross-country skis and skate up the frozen river or snowshoe into the forest. Please call for more in-depth details on this river-front property.

Offered at \$895,000
Listing Number 747075



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