



Directions: From Highway 50 in Cotopaxi take County Road 12 north to County Road 16, 4.2 miles to sign and driveway on the left.



LISTING AGENT

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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.

4359 County Road 16

Cotopaxi, Colorado 81223



60+ acres of rolling meadow and grass land
Lovely Cabin with Artistic Features



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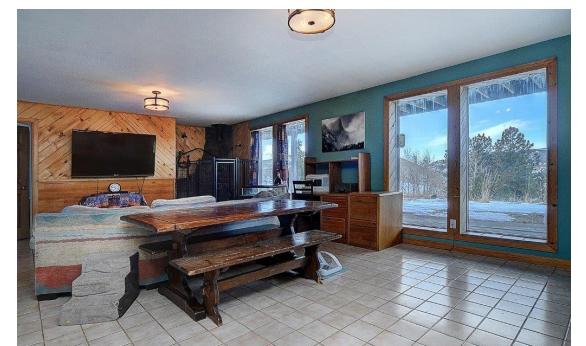
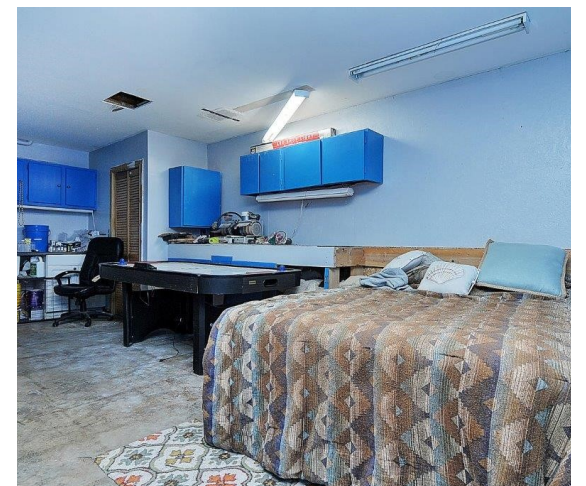
Very Sweet Mountain Getaway

Large, 2 story home with detached garage, shed and an updated, Turn of the Century cabin. Big windows with lots of natural light, great views in every direction, very private and secluded yet not far off of Fremont County maintained County Road 16. Great floor plan for the family with kids or for a retreat. Many unique, artistic features in the finish work. 60+ acres of nice, rolling meadow and grass land with a wide variety of vegetation gives you plenty of elbow room and grazing land for animals. Transferable Agricultural Grazing lease in place.

Stucco exterior, metal roof and Trex deck make for very low maintenance exterior. About 50 minutes from Salida, about 15 minutes to Cotopaxi. Owner will leave some tools and equipment for maintaining the property.



PROPERTY AT A GLANCE	
60.82 Acres	
2,792 SF; Built in 1995	
3 Beds, 1 (Full), 2 (3/4)	
Propane Space Heater	
Wood Stove	
Carpet & Tile Flooring	
Private Domestic Well, Septic	
Equestrian Property	
3 Car Detached Garage	
Additional Structure: 500 SF Cabin	
2018 Taxes: \$546	



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