

# 22500 County Road 287

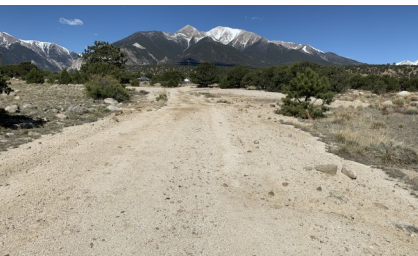
## Nathrop, Colorado 81236



**\$259,000**  
MLS #4339728

### PROPERTY AT A GLANCE

37.00 Acres  
Electricity to Lot Line  
Manufactured Homes Allowed  
Property can be Subdivided  
Ditch  
Horse Property  
Water: Domestic Well (Not Drilled)  
No HOA or Covenants  
2020 Taxes: \$2,739



## 37 Acres in the Arkansas River Valley

*Bring your family and friends to enjoy this 37 acre property centrally located in the Arkansas Valley. A prime central hub for skiing, biking, hiking, kayaking, rafting, fishing, horseback riding and much, much more. After a long day of playing in the mountains, relax and unwind by enjoying Mount Princeton Hot Springs, only 5 minutes away. Off the beaten path, but less than 15 minutes to town. This is the perfect property to build the house of your dreams. Manufactured homes are allowed and the property can be subdivided one time. Approximately 396 feet of ditch water frontage for your horses to drink from.*



### LISTING AGENT

Justin Tanner  
Broker Associate  
719-530-1458 Cell



Justin@FirstColorado.com



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.





**Directions:** Travel South from Buena Vista on Hwy 285 to County Road 162/Chalk Creek Drive and turn right, travel approximately 2.4 miles west to County Road 287 and turn right, travel north approximately 650 yards, property is on the right.



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