

402 County Road 40

Coaldale, Colorado 81222



3.27 Acres Bordering Big Cottonwood Creek!



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.

Five minutes away from the Arkansas River

Sale price reduction for quick sale! Quiet neighborhood - vacant so easy to show. Five minutes away from the Arkansas River with world class gold medal fishing! This updated and well-cared for log home also has Big Cottonwood Creek in the backyard of this 3.27 acre parcel. Numerous upgrades include new barn, carports, Pella storm doors, 2012 septic tank, upgraded electrical, new master bathroom, Pella sliding door and windows with interior mini blinds, pellet stove, large family/great room and open area dining with updated kitchen, alder cabinets, granite counter tops, kitchen island and pantry. Culligan water softener for the house and water filtration system for drinking water. All appliances are relatively new. The electric baseboard heaters are room controlled and the master bath has optional electric floor heat. The pellet stove has an electronic multi-functional thermostat. There are also five portable A/C units in the home. There is also a large bunk room upstairs. There are three remote controlled Sunsetter retractable awnings for the outside deck and the front porch. Extensive rock work outside compliments the landscaping and is engineered to assist in the natural flow of the water that moves through the property. The metal outbuildings are newer. Insulated double car garage and workshop (gas heater) and multiple outlets. This is a unique property with so much to offer including a paved road and driveway!



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PROPERTY AT A GLANCE

3.27 Acres
 Bordering Big Cottonwood Creek
 2,675 SF; Built in 1984; Remodeled
 3 Beds, 2 (3/4) & 1 (1/2) Baths
 Electric Baseboard Heat & Pellet Stove
 Updated Electric
 In-House Well & Septic System
 Ditch & Sub-irrigation
 Horse Property
 Balcony, Covered Deck, Covered Patio
 Insulated 3 Car Detached Garage
 2 Carports
 Sub-Irrigated Front Lawn
 Barn & Working Shed
 2020 Taxes: \$1,330



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Directions: From Salida head east on Hwy. 50 approximately 20 miles to County Road 40 and go right (south). Follow CR 40 to 402 CR 40 where you'll see the First Colorado Land Office sign.



LISTING AGENT

Beatrice Price
Broker Associate
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First
COLORADO LAND
Office

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