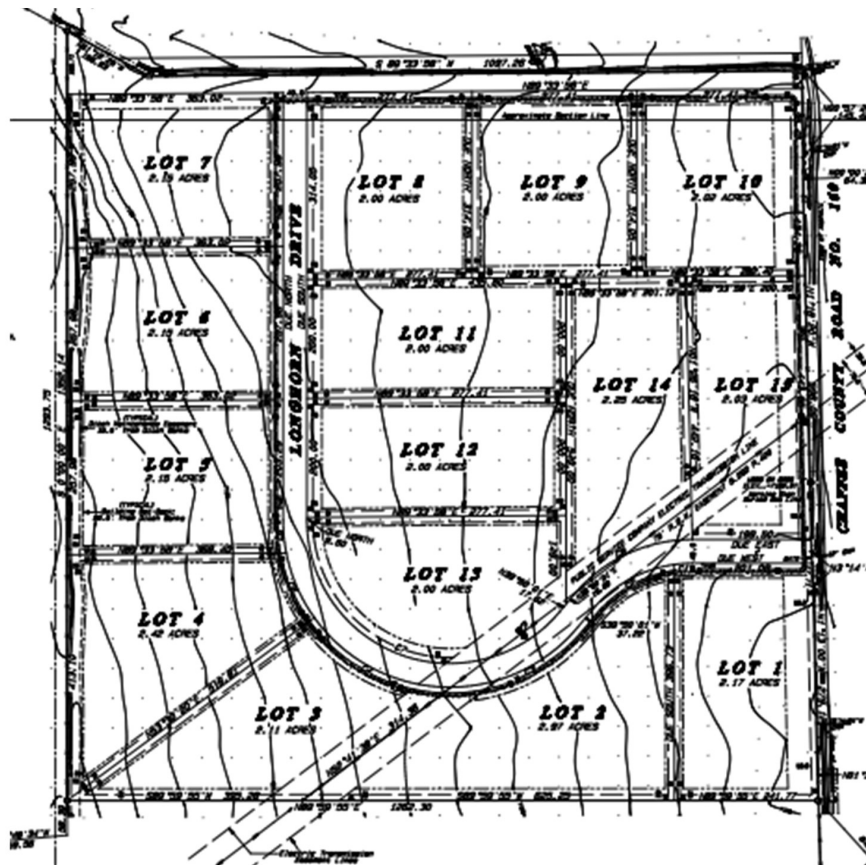


Longhorn Ranch Subdivision

Salida, Colorado 81201

LONGHORN RANCH SUBDIVISION
LOCATED IN THE
NORTH 1/2 SECTION 36 & SOUTH 1/2 SECTION 23, TOWNSHIP 50 NORTH, RANGE 8 EAST
CHAFFEE COUNTY, COLORADO

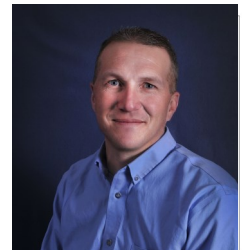


A New Subdivision Close To Salida's Historic Downtown



LISTING AGENT

Jeff Post
Owner/Broker, GRI
719-539-8909 Cell



First
COLORADO LAND
Office



AN RMCB NETWORK PARTNER

Post@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.

Longhorn Ranch Subdivision, Salida, CO

Build your dream home at Longhorn Ranch. Stunning mountain views yet close to town. Acres of beautiful land that has so much to offer. Adjacent to Frantz Lake and the Arkansas River - fishing, kayaking or stand up paddle boarding. Walk-in/drop-in access to the Arkansas River across the street. Trail system at Frantz Lake connects you to town to walk or ride your bike. Electric and gas to each lot. Augmented well certificate allows for outside watering. Annual HOA of \$300 with a \$350 HOA start up fee at closing. Your piece of paradise awaits! Only 3 miles from downtown Salida, CO!

- ◆ *Lot 1 ~ 8355 Longhorn Drive ~ 2.17 Acres ~ \$145,000*
- ◆ *Lot 2 ~ 8357 Longhorn Drive ~ 2.97 Acres ~ \$169,000*
- ◆ *Lot 3 ~ 8359 Longhorn Drive ~ 2.11 Acres ~ \$165,000*
- ◆ *Lot 9 ~ 8379 Yunikar Road ~ 2.00 Acres ~ \$165,000*
- ◆ *Lot 10 ~ 8375 Yunikar Road ~ 2.00 Acres ~ \$155,000*
- ◆ *Lot 12 ~ 8362 Longhorn Drive ~ 2.00 Acres ~ \$165,000*
- ◆ *Lot 13 ~ 8360 Longhorn Drive ~ 2.05 Acres ~ \$165,000*
- ◆ *Lot 14 ~ 8358 Longhorn Drive ~ 2.25 Acres ~ \$150,000*
- ◆ *Lot 15 ~ 8356 Longhorn Drive ~ 2.03 Acres ~ \$140,000*

Directions: From downtown Salida, go North on 1st Street. Turn right on CO 291. Turn left onto Co Rd 154. Turn right at the first cross street onto Co Rd 160. Follow 160 around the curve to the right and the subdivision will be on the left.



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