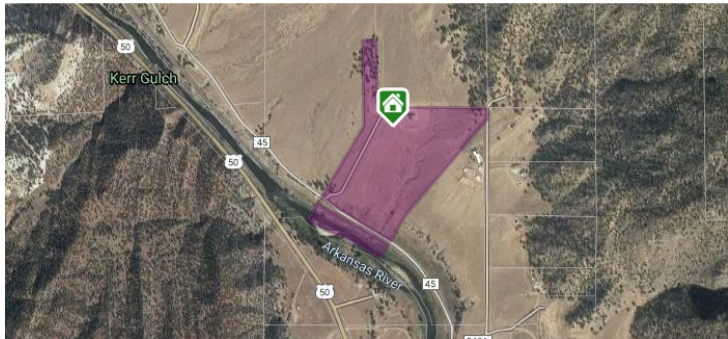




**Directions:** From Salida east on highway 50 approx 16 miles to C R 45 at Vallie Bridge. Take 45 north (left) across the bridge approx 2 miles to driveway on the right.



**LISTING AGENT**

Martin Epp  
Broker Associate  
719-221-1642 Cell



Epp@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.

# 10140 County Road 45

Howard, Colorado 81233



*Horse Property - Borders BLM Land & 1,000+/- Feet Arkansas River Frontage*



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Unsurpassed views, 1000+- Ft of Arkansas River Frontage (under Colorado Parks & Wildlife fishing easement), and bordering BLM to the north are just a few of the key features of this unique, 44 acre horse property in peaceful Howard, Colorado. The 2001 home features 4,395 square feet of living space between (2) full, 3 bedroom, 2 bath, residences separated by lockout interior staircase. Lower level is walk out. Main and lower level South facing living area windows and deck and patio have unbelievable views of the Sangre De Cristo range and Arkansas River Valley. To the north and BLM, rock outcroppings and rolling foothills. Lower unit has a 20 X 26 walk out bonus room for studio, office, gun room, workshop, etc. Property is fully fenced for horses and/or livestock with well maintained tee post and 3 strand wire fence. Nice sized paddock area between house and arena. The enclosed arena is 48 X 156 with a 17 X 156 enclosed side space for stalls, tack and equipment storage, etc. New on demand water heater in the upper unit, new metal roof and guttering, new pellet stove in the lower level. Long term and short term rental potential, live/work, mother in law setup, the possibilities are endless. 18 miles from Salida on Hwy 50 and County Road 45. Vallie Bridge Recreational Site with Campground and boat put in is only 1 mile away down County Road 45.



**PROPERTY AT A GLANCE**  
44.00 Acres - Borders BLM Land  
1,000'+/- Arkansas River Frontage (Public Fishing Lease)  
4,395 SF 2 Story, Modular Home; Built in 2001  
6 Bedrooms & 4 Baths (3 Beds & 2 Baths Upstairs)  
2 Living Rooms/2 Kitchens/2 Master Bedrooms  
20x26 Walk-out Bonus Room (Lower Level)  
Propane Forced Air Heat/Pellet Stove/Wood Fireplace  
Electricity Connected & Internet Access  
Domestic Well & Septic System  
2 Car Attached Garage  
Horse Property - Arena, Paddocks, Tack Room  
7,488 SF Metal Bldg Indoor Arena - Electricity  
Stucco Exterior & New Metal Roofing  
2019 Taxes: \$1,897



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