



Directions: From Salida, head west on US Highway 50 to Poncha Springs. Turn right to continue on US Highway 50. Turn Left onto County Road 220 and then take a sharp left. Property will be on your left.

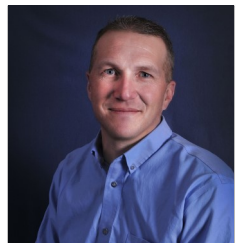


LISTING AGENT

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



First
COLORADO LAND
Office



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.

15760 County Road 220

Salida, Colorado 81201



\$2,900,000
MLS #6512232

Little Arkansas River Ranch

81 Acres with all the Amenities ~ River Frontage



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Stunning Ranch with all the amenities...

including river frontage on the South Arkansas River. The main house has 4 bedrooms and 3 full and one 3/4 bathroom with a two car garage. The caretaker house has 3 bedrooms and 2 baths, large garage, decks and additional storage. The main barn has a hay loft, cement flooring and workshop. Additional livestock barn with fenced paddock for horses. Produces great hay and privacy to enjoy ranch lifestyle.



PROPERTY AT A GLANCE

81 Acres - Agricultural
Main Home: 3,820 SF Home; Built in 1990
4 Bedrooms & 4 Baths
Stone Fireplace, Exposed Beams, Hardwood Flooring
Caretaker Home: 1,568 SF Log Home; Built in 1984
3 Bedrooms & 2 Baths
Rock Fireplace, Hardwood Flooring, Deck
Water Rights, Domestic Wells & Septic Systems
1800 SF Barn; Built in 1991; Hay Loft
Multiple Outbuildings & Corral
South Arkansas River Frontage
2020 Taxes: \$4,521

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