



*First*  
**COLORADO LAND**  
*Office*

**LISTING BROKER**

Martin Epp  
Broker Associate  
719-221-1642 Cell  
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## ***10795 County Road 197 A 233, Nathrop***

- ♦ 0.06 Acres
- ♦ Chateau Chaparral
- ♦ Near Arkansas River
- ♦ 2 Storage Buildings
- ♦ 1981 Travel Trailer Included
- ♦ Public Sewer
- ♦ Private Water
- ♦ Bridge Access to BLM
- ♦ Seasonal, Weekends or Year Round Camping Community
- ♦ Club House
- ♦ HOA Annual Fees: \$1,075



*FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201*

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