

# 10120 Rawhide Creek Road

## Nathrop, Colorado 81236



### PROPERTY AT A GLANCE

3.76 Acres  
Centerville Ranch Subdivision  
Lot 13  
Expansive Collegiate Peak Views  
Electricity to Lot Line  
Driveway is Already Cut  
Water Augmentation Certificate Inc.  
Privately Maintained Dirt Road  
\$350 Annual HOA Dues  
2021 Taxes \$781

### Wow! 360 degree Views!

*Build your Dream Home on this incredible 3.76 acre lot in Centerville Ranch with views of the Collegiate 14 thousand foot peaks including Mt Princeton and the Chalk Cliffs in your face. The Sangre De Cristo range is to the south, the rocky faces of Browns canyon of the Arkansas river to the east and views of Buffalo Peaks to the north. The sunrises and sunsets are beautiful and absolutely breath taking from this property. This building lot has a driveway cut in to the building site perched up on top of a knoll. The power is to the lot line and an augmentation certificate for outside watering is included once you drill your well. Covenants allow for a residential home, a guest house and a barn. The lot looks across a conservation easement which will never be developed. The subdivision includes, hiking trails throughout the development to be used by the residents. The ranch is located about halfway between Buena Vista and Salida so you get the best of both worlds. Colorado ranch style living in the Heart of the Rockies.*



### LISTING AGENT

Barbara Pearson-Sawyer  
Broker Associate  
CRS, GRI, ABR, SRS, SRES  
719-207-3884 Cell



Barbara@Pearson-Sawyer.com



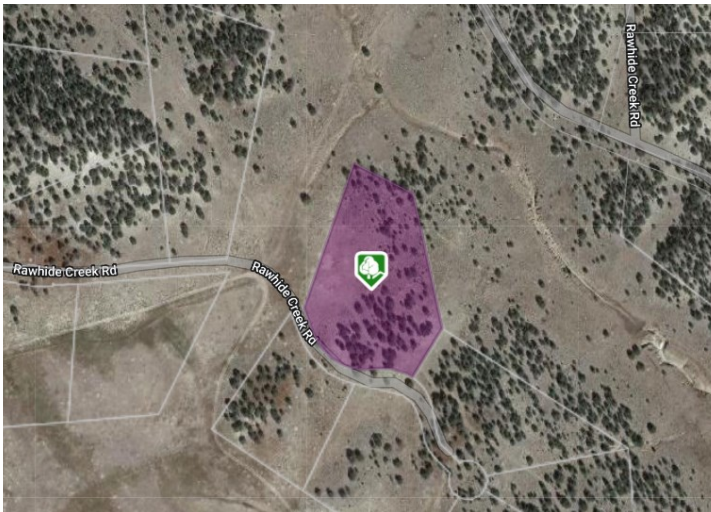
FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

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**Directions:** From Salida 285 North. At Centerville turn right on Centerville Ranch Way. Right on Rawhide creek road to Lot 13 on the left.



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