



First _____
COLORADO LAND
Office

LISTING BROKER

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\$239,900
MLS #1998800

County Road 45, Coaldale

- ◆ 4.57 Acres
- ◆ Partially Fenced
- ◆ Barn/Storage with Concrete Floor
- ◆ Electricity to Lot Line
- ◆ Horse Property
- ◆ Dirt Public Road
- ◆ Well (Not Drilled) and Septic System Required
- ◆ 2021 Taxes \$591



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

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

Rural 4.57 acres in Coaldale...

Colorado. Partially fenced and located off a county maintained road. Bring the horses and the animals. No covenants. Level building sites. The existing outbuilding building has a concrete floor and has many uses for this charming farm property. Augmentation certificate for a well included. Views to the west of the Sangre De Cristo mountain range from this beautiful valley.

Close to fishing on the Arkansas River and only 20 minutes to historic downtown Salida



Directions: Hwy 50 to CR 45 at Valle Bridge. Turn right to property on the left.

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