

# 25 Arkansas Drive

Cotopaxi, CO 81223



**\$279,999**  
MLS #9117177

## PROPERTY AT A GLANCE

1.40 Acres  
1,344 SF Mfg. Home, Built in 1996  
3 Bedroom, 2 Baths  
Vaulted Ceilings  
Newer Carpet, Paint and Metal Roof  
In-House Well & Septic System  
Private Arkansas River Access  
Border Public Land  
6'x8' Shed



## *Nestled in the Bighorn Sheep Canyon...*

*near Texas Creek, you'll find a perfect little place to call home. With it's close access to the Gold Medal Waters of the Arkansas River, Texas Creek OHV Area, Acres of BLM and just a short drive to Salida, Westcliffe or Canon City, this property can be your perfect home base for all your outdoor activities. The property is 1.4 acres, with a small portion being across Arkansas Drive which would make a great location for a metal building or pole barn, and it's on an In-house well and Septic System. The manufactured home was built in 1996 and is 1344 SF with 3 bedrooms and 2 full baths. The title has been purged. Newer carpet, paint and a metal roof completed in 2020. AT&T cell service works at the property and the Sellers purchased a Wi-Fi booster that stays with the home. Internet is also available. Enjoy the lovely views from the front deck and enjoy private Arkansas River access within the subdivision. This gem of a location won't last long, call today to schedule your private showing.*

## LISTING AGENT

Darcy Shaffer  
Broker Associate, ABR, SRS  
719-251-7299 Cell



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Office



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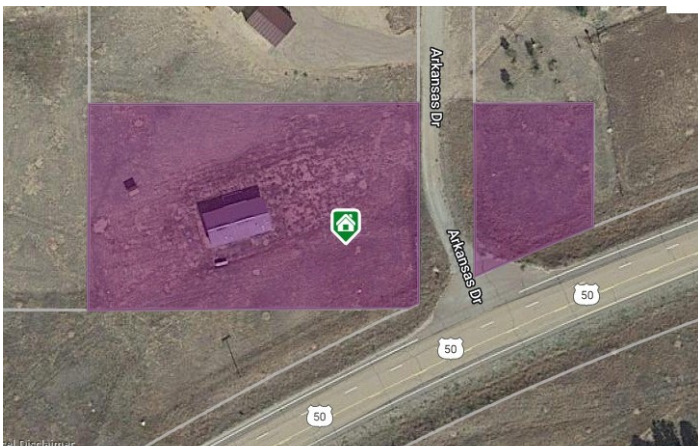
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Directions :Head southeast on US-50 E towards Cotopaxi, continue past Cotopaxi to the Texas Creek Area. Turn left onto Arkansas Drive. Home is on your left. Approximately 28.9 miles from Oak St & US-50 E in Salida.



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