7845 US Highway 50

Howard, Colorado 81233



PROPERTY AT A GLANCE

2.10 Acres
1,458 SF Home, Built in 1973
2 Bedrooms, 2 Baths
Renovation is Still In Progress to be
Complete by Closing
1000 SF Auxiliary Building
528 SF Metal Detached Garage
River Frontage
In-House Well & Septic System
2021 Taxes: \$1,095





150 feet of prime Arkansas River frontage...

commercial potential, a view from every window, tastefully remodeled home, this property offers it all. 1000 sf auxiliary building constructed from adobe brick that is finished inside with stucco exterior and metal roof ready for your business or studio. No plumbing but powered with a separate, owned, propane tank is behind it ready to be hooked up to a heater. 528 sf metal, detached, garage provides 220 electric, room for 2 cars plus plenty of storage and work shop space. Beautiful, flat meadow in back transitions gently to the Arkansas River. Many long standing apple trees and assorted vegetation, hoop house and raised beds for gardening, (well does not currently provide for that), 6 X 10 root cellar/storage, a deck platform next to the river to enhance your riverfront experience, on and on. In house well could be augmented for gardening or animals. Renovation is still in progress on the 2nd bathroom and stairway that replaced a spiral staircase. Work to be completed prior to closing. Property can be bought fully furnished. 3 decks off the home to enjoy the Sangre De Cristo Mountain, Arkansas River and red rock formation views across the river. Truly a one of a kind opportunity!



LISTING AGENT

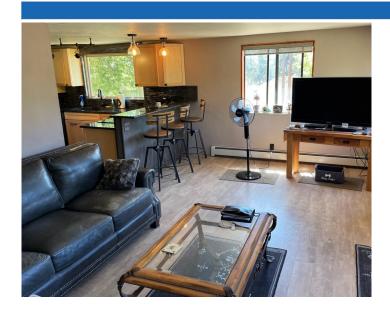
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Directions: Highway 50 to Howard to Real Estate sign on the east side.





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