

# 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

Martin Epp  
Broker Associate  
719-221-1642 Cell



First  
**COLORADO LAND**  
Office

Epp@FirstColorado.com



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

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



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