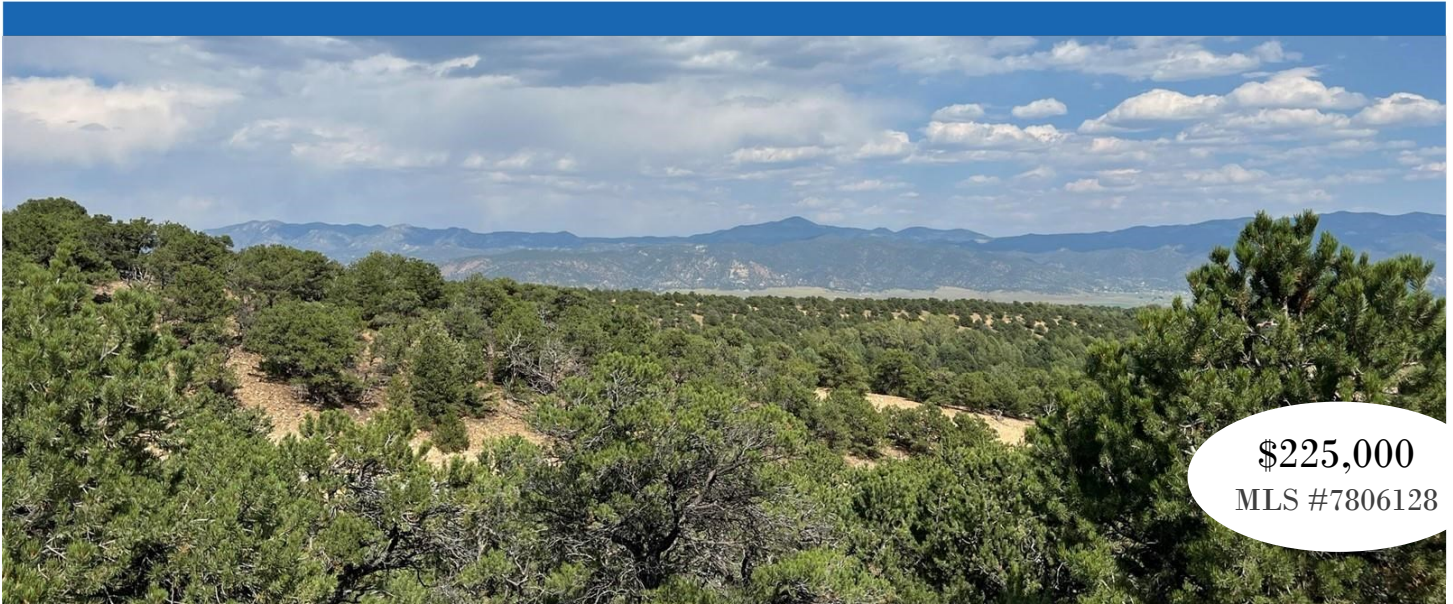


12240 Saddle Ridge Lane

Salida, Colorado 81201



\$225,000
MLS #7806128

PROPERTY AT A GLANCE

2.01 Acres
Saddle Ridge Ranch
Roughed in Drive and Building Site
Heavily Treed
Panoramic Views
Augmentation Certificate
Septic System Required
Annual HOA Fees: \$250
2021 Taxes: \$805

Fantastic views of the Arkansas...

River Valley from this 2 acer lot. Located in the upscale neighborhood of Saddle Ridge Ranch. This heavily treed lot with a roughed in drive and building site offers plenty of room and privacy for your mountain dream home. Minutes from downtown Salida, Monarch Ski area and The Colorado Trail. One of the few remaining view lots available. Electric to the lot line, augmentation certificate #1096 for in house and outside watering. Saddle Ridge Ranch Subdivision offers low annual HOA fees and includes 42 acres of common open space and a seasonal pond.

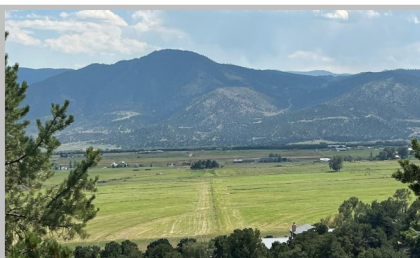
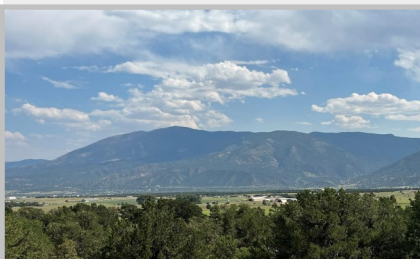
LISTING AGENTS



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Directions: West on CR 256. Follow CR 256 to Saddle Ridge neighborhood and continue through Saddle Ridge to 12240 Saddle Ridge Lane on the right.



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