



First \_\_\_\_\_  
**COLORADO LAND**  
Office

**LISTING BROKER**

Dennis Ridley  
Broker Associate  
719-221-9991 Cell  
DennisLRidley@gmail.com



**\$225,000**  
MLS #4093828

## *000 County Road 45, Howard, CO*

- ◆ 13.94 Acres
- ◆ Mountain Views of Sangre de Cristo and Twin Sisters
- ◆ Purchased Augmentation Certificate
- ◆ Close to the Arkansas River
- ◆ Dirt/Public Road
- ◆ Well ( Not Drilled) and Septic System Required
- ◆ 2021 Taxes \$1,035



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

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# *This land checks all the boxes...*

*Scenery, access, wildlife, no covenants, close to Salida, but almost 14 acres to call your own. Several building sites on this land and power is across CR 45. An augmentation certificate has already been purchased for a savings of \$4,215, The Arkansas River is close enough to hear. You'd have to get the property owners' permission to cross their land to fish, but Howard is full of friendly and respectful people. Enjoy the beauty of the Sangre de Cristo Mountains, especially the Twin Sisters that are so close, it feels like you can touch them. The red stone outcroppings offer great backdrops. there are so many trails in that area for horses, hiking or ATVs. If you are tired of the noise, hustle and bustle of the city, treat yourself to a visit to this land. Your dream home, including owning a big, scenic parcel of land close to all of the great outdoor opportunities that the Colorado mountains have to offer is available right here. Monarch Ski and Snowboard Mountain is 40 minutes away. Rafting and kayaking on the Arkansas is either in Cotopaxi, 8 miles east, or in Salida, 15 miles west. Also in Salida are art galleries, restaurants and shops. The temperature on August 5th was 84 degrees.*



Directions: From Salida, go east on US Hwy to Howard, At CR 4, turn north for .3 miles which is over the river. Turn west on CR on 56 for .1 mile. Turn west on CR 45 .6 miles to the sign on the right side. (Just past the "Quarry Adds Jobs" info sign on the right) Look for survey tape on the sign and on the gate posts. Use OnX when trying to locate the pins when walking the property

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