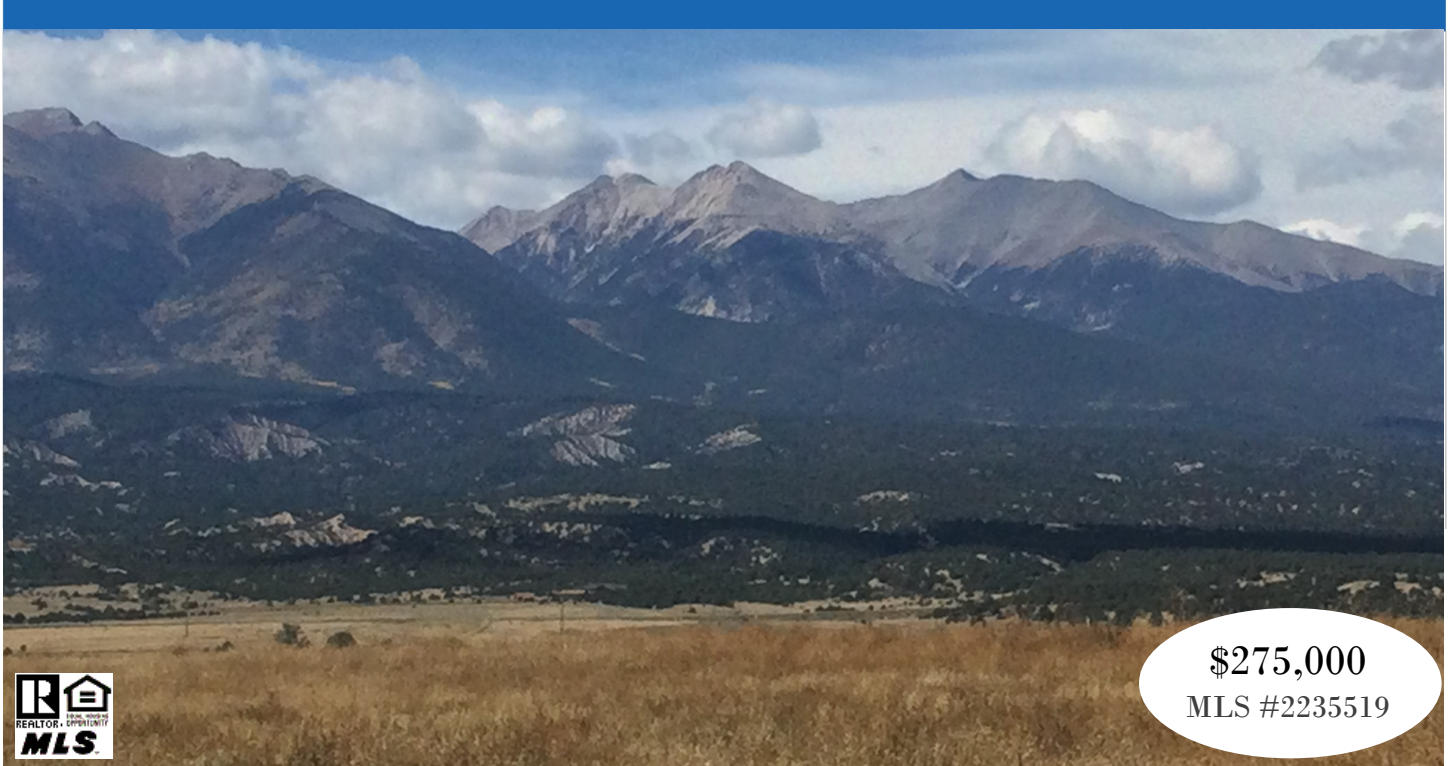




First
COLORADO LAND
Office

LISTING BROKER

Cathy Chochon
Broker Associate
719-207-3651 Cell
Cathy@FirstColorado.com



\$275,000
MLS #2235519

9583 Mint Lane, Salida, CO

- ♦ 2.02 Acres
- ♦ Sage Heights Subdivision
- ♦ Panoramic Views
- ♦ Easy Access to Salida
- ♦ Private Gravel Road
- ♦ Augmentation Certificate for In-House Well w/ 1400 Sf of Outside Watering
- ♦ Septic System Required



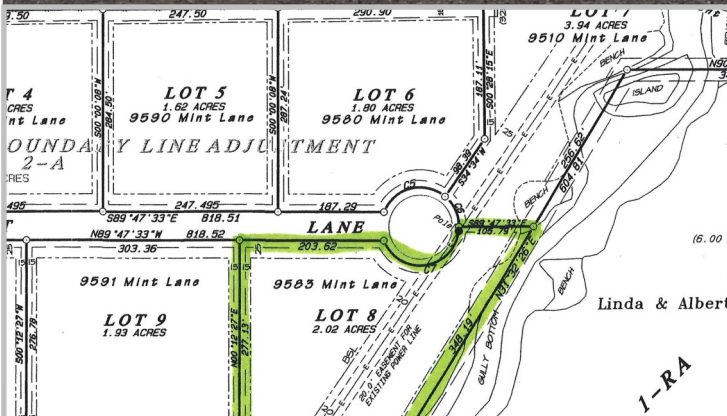
FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

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Approximately 10 minutes northwest...

of the trendy mountain town of Salida, Colorado, you will have mountain views literally in every direction! This 2 acre parcel is located off the end of Mint Lane within the newly developed rural subdivision of Sage Heights. Here you will have easy access to shops, restaurants, and medical facilities just 10 minutes away. Do you fish or boat? A quick 4 mile drive lands you at Stone Bridge Recreation Site along the Arkansas River! Ready for your building plans, this rural parcel comes with an augmentation certificate allowing for in-house water use plus 1,400 square feet of outside watering. Come see for yourself and envision how your home can incorporate the tremendous 360 degree views that are among the best in the Arkansas River Valley!

Subdivision plat and covenants available upon request.



Directions: From Salida, take Highway 291 northwest approximately 4 miles to County Road 190 East. Turn right onto CR190E, cross the railroad tracks (not in use) then turn left and continue north on CR 190E. In 1.1 miles you should see green street sign for Mint Lane. Turn right/East onto Mint Lane and continue to sign at end of road on the right.

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