



First
COLORADO LAND
Office

LISTING BROKER

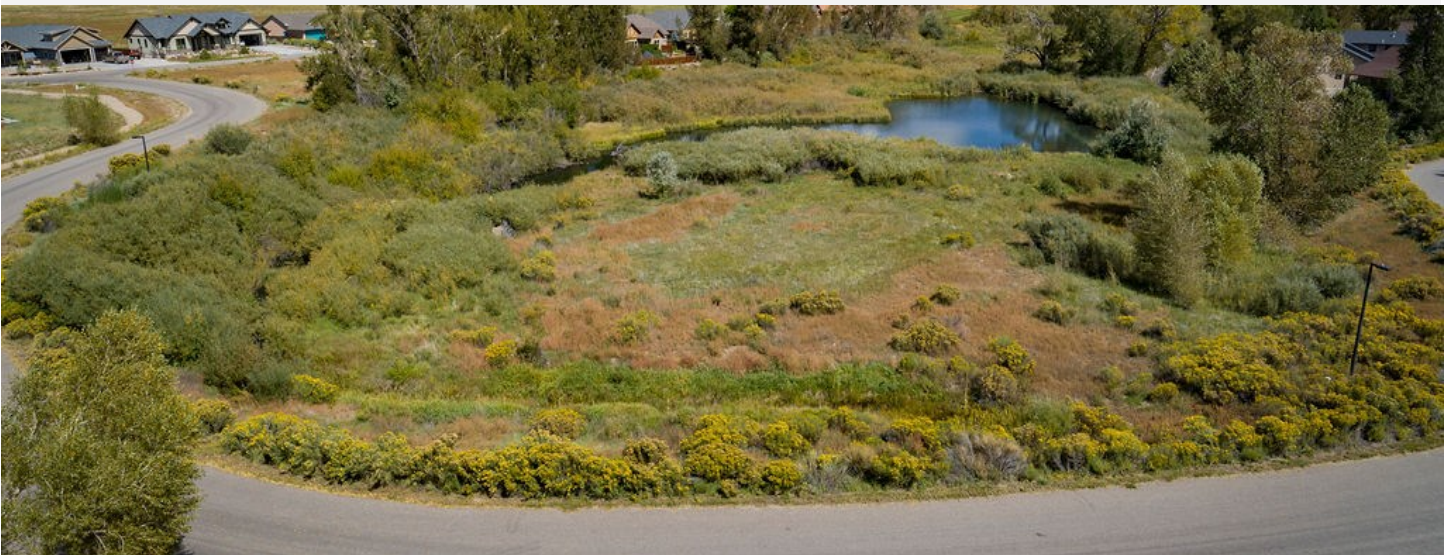
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\$225,000
MLS #2778032

1105 Little River Lane, Poncha Springs

- ◆ 0.75 Acres, Lot 83 located in Little River Ranch
- ◆ Features Private access to 2/3 mile River Frontage to the Arkansas River
- ◆ Underground Utilities: City Water, Sewer & Gas
- ◆ Private access to BLM & 20 acres of Open Land
- ◆ Sellers Concession at Closing towards fill/dirt work
- ◆ 2021 Taxes: \$ 1,299



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

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Welcome home to the area's finest...

Luxury River Front Community. Little River Ranch features private access to 2/3 mile of the South Arkansas River for fishing and recreation, 2+ miles of trails, private access to BLM and 20 acres of open space. All underground utilities including city, water and sewer, and natural gas. This unique lot features a beautiful pond with lots of wildlife and bird viewing as well as the gorgeous views of the Collegiate Peaks. Seller is offering a Seller Concession at closing towards fill/dirt work. Bring your custom home plans and lock in your dream property today!!



Directions: From US Highway 50 in Salida, head west towards Poncha Springs. Turn left on Poncha Springs Ln and continue to E Ouray. Turn Left onto E Ouray and follow it to the right. Continue to Little River Ln. Turn Right onto Little River Ln. Property will be on the left. Look for the First Colorado Land Office sign

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