



First _____
COLORADO LAND
Office

LISTING BROKER

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\$187,000
MLS #7299718

Holiday Hills Drive, Howard, CO

- ♦ 2.33 Acres
- ♦ Upgraded 200 amp Electrical Service
- ♦ New Buck & Rail Fence for Great Curb Appeal
- ♦ Spectacular Views of the Sangre de Cristo Mtns
- ♦ RV Pad w/Power & FrostFree Hydrant
- ♦ In-House Well w/Irrigation
- ♦ No HOA or Covenants
- ♦ Ready for your Dream Home



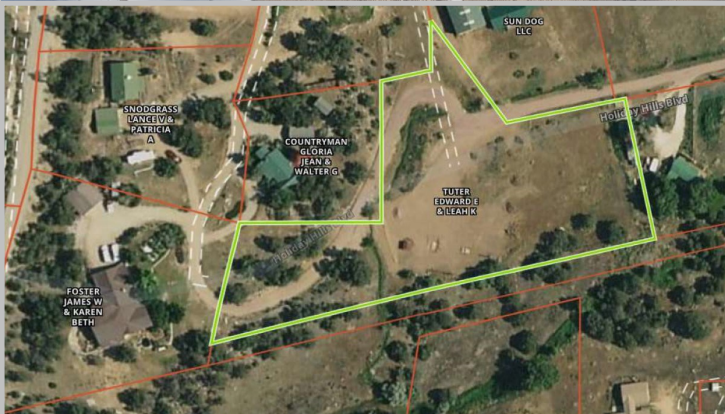
FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

Discover this rare gem in Howard, CO...

just 10 miles east of Salida. This level 2.3 acre lot is extremely easy to access, just off Highway 50 in Holiday Hills, but set back far enough to be private and quiet. There are no covenants, HOA or fees to worry about here. The Sellers have made many improvements to the site - this property is ready for your dream project or home! A brand new buck and rail fence along the private road delineates the property and lends wonderful curb appeal. The Sellers have installed upgraded 200 amp electrical service with a new box and meter on the property. In addition to the spacious, level building site there is a graded RV pad with its own 30 amp electrical hookup; the north side of the RV pad has been prepped for a privacy fence (stones removed by an excavator to facilitate future digging). The site is walking distance to the Barn at Howard Creek Farm, a beautiful local wedding venue. Set up a camper or tiny home here and you've got instant Airbnb income potential! The seasonal irrigation ditch brings the property to life in summer with green grasses and wildflowers, and an Augmentation certificate has been purchased for this lot allowing you to water up to 1400 square feet of lawn and garden. There is an excellent well, together with a new well house that contains the pump, pressure tank and additional underground storage. A 10x10 shed provides space for tools, mower and other items. Howard students can elect to go to either Salida or Cotopaxi schools; the Salida school bus stops just down the road. Stunning views of the Sangre de Cristo Mountains and the Arkansas Hills surround you here and the Arkansas River is just across the highway.

You need to see this parcel to fully appreciate all that it has to offer!



Directions: From Hwy 291 and Hwy 50 in Salida, drive east on Hwy 50 for 10.4 miles to Howard. Pass the first Holiday Hills Drive sign on your right, then take your next right just after a row of mailboxes. This street does not have a sign. Look for the First Colorado Land Office sign. Property is on your left before the road turns up the hill.

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