

# 16189 Highway 285

Salida, Colorado 81201



**\$825,000**  
MLS #5033117

## PROPERTY AT A GLANCE

2,296 Square Feet  
10.18 Acres  
Irrigated Pasture  
Horses Welcome, No HOA  
2 Bed, 2 Bath  
Incredible Views  
Greenhouse & 2 Sheds  
Walkout Basement  
Easement to BLM

This spectacular property boasts an offsite stick built, modular UBC, IRC home on prime 10.18 acres. There is a modest 1/12th of one share of The Bowen Ditch Company for early summer watering of the sizeable pasture. This property has a dedicated 10 ft. wide easement across the adjoining lot to enter the BLM land. The home has 1484 sq. ft. on the main level & 812 sq. ft. finished on the lower level plus workshop area. Its private location with a small hill & trees at the front of the parcel, block U. S. Hwy 285 from being seen to add to its seclusion, without obstructing the unbelievable views. There are 2+ bedrooms & 2 bathrooms. One room on the lower level could be a 3rd bedroom if an "egress window" was installed. There is also a large Great Room with a gas log fireplace on the main floor. The large rec room has a wet bar plus a ¾ bathroom and an office/potential bedroom and workshop area. The attached 24 x 36 garage with shelving on both sides together with two large storage sheds and a greenhouse give this home plenty of storage. The property has an augmented well. So, you can have horses, and some years raise some hay. Your biggest complaint will be not finding time to take care of your work because you will just want to stand or sit and look at the ever-changing views of the mountains.



## LISTING AGENT

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Directions: From the Intersection of Hwy 291 and Hwy 285 west of Salida, go north on Hwy 285 for 2.5 miles. Turn right (east) on the access road and immediately turn right and then left at the first gate .



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