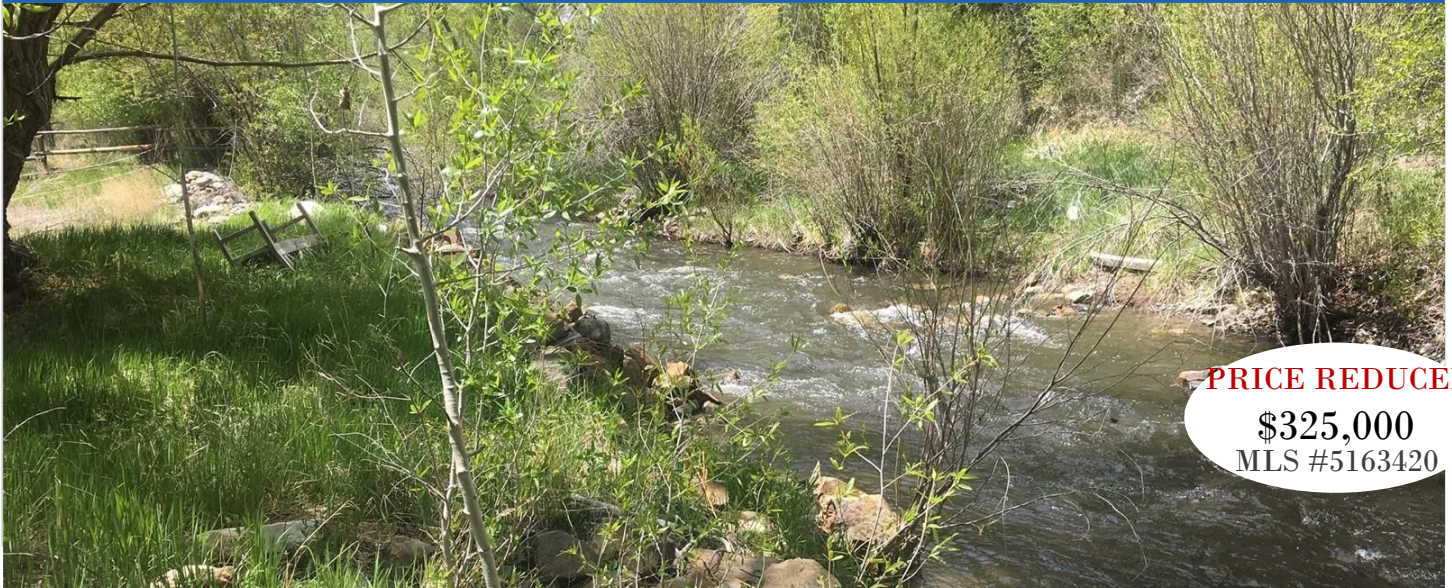


8112 Fawn Run

Salida, Colorado 81201



PRICE REDUCED

\$325,000
MLS #5163420

PROPERTY AT A GLANCE

3.60 Acres

Lot 3, Tremarctos Minor Subdivision
In-House Well w/Irrigation (Not Drilled)
Septic System Required
Partially Fenced
Horses Allowed
Little Arkansas River Frontage
Partially in Flood Plain
Zoned: Residential
NO HOA or Covenants
2019 Taxes: \$30



Lot #3 of new, Tremarctos Minor Subd.

bordering prestigious Fawn Ridge Subdivision. 3.6 acres with South Arkansas River frontage, Residential zoning, no covenants, potential use as horse property and other small livestock, Upper Ark Augmentation Certificate, paved access from Fawn Run, un-adjudicated pond, seeps and springs similar to adjacent properties, large pond and drainage is split between Tremarctos lots 2 & 3, passively sub-irrigated pasture, most of both of lots 2 & 3 are in the flood plain but not the floodway. Through application and approval by the proper entities there is a possibility additional build-able areas could be created. Engineered and permitted fill would be required. Private, secluded, yet 1 minute from Highway 50 and about 5 minutes from downtown Salida with true country feel and great views. A local Engineering firm has indicated that with the completion of a successful Letter of Map Amendment the building envelope area could be approximately doubled.

LISTING AGENT

Martin Epp
Broker Associate
719-221-1642 Cell



First
COLORADO LAND
Office

Epp@FirstColorado.com



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

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Directions: Highway 50 to County Road 111, left (south) to Fawn Run to properties on right.



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