



First _____
COLORADO LAND
Office

LISTING BROKER

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\$289,900
MLS #2639005

5693 Pinon Ridge Trail, Salida, CO

- ♦ 2.29 Acres
- ♦ Pinon Ridge Estates
- ♦ Wide Open Views
- ♦ Wooded Lot
- ♦ In-House Well w/Irrigation
- ♦ Transferable Augmentation Certificate
- ♦ Private Maintained Road
- ♦ 2021 Taxes \$1,595



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

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Build your dream home...

on this wooded lot. Fantastic wide open views of the mountain ranges and the Arkansas River Valley. Drilled well in place including an Augmentation Certificate for outside watering to be transferred to the new owner. Year round access, privacy, views and minutes from historic downtown Salida, hiking, biking, skiing and fishing. These lots do not come on the market often as many are already improved. Lovely subdivision with lovely homes. Trails to public land in your backyard.



Directions: From Salida take Highway 50 west to county road 110. Turn left and follow up the hill to Pinon Ridge Estates subdivision. Lot on the left. Look for Real Estate sign.

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