

11933 County road 45

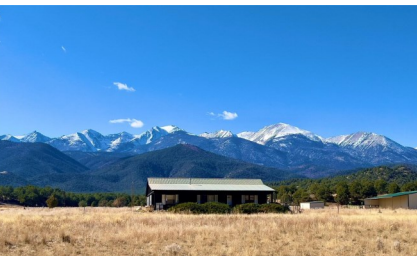
Coaldale, Colorado 81222



\$548,250
MLS #9133371

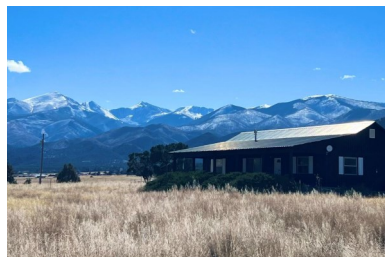
PROPERTY AT A GLANCE

11.65 Acres
1,456 SF Home; Built in 1998
3 Bedrooms and 2 Baths
360 Degree Mountain Views
Updated Floors and Countertops
1800 SF Quonset Hut
4 Stall Horse Barn
In-House w/Irrigation
Septic System
2022 Taxes: \$1,151



This is your opportunity to own...

own a piece of Rocky Mountain paradise! This lovely home is located in the picturesque Bighorn Sheep Canyon, tucked between the Sangre De Cristo Range and the Arkansas River! Situated on a breathtaking 11.65 acres with AMAZING access to some of the BEST outdoor recreation that Colorado offers...Hiking, trail running, mountain biking, camping, climbing, rafting, kayaking, fly fishing, off-roading, horseback riding, etc. The home has been beautifully maintained and features updated flooring, paint, kitchen countertops, new tankless hot water heater and new exterior stain. The horse barn consists of 4 stalls, tack room, loafing shed, dressage arena, water and electricity. Create your dream shop or store your toys in the 1,800 Sq. Ft. Quonset hut, equipped with a concrete floor, insulation, electricity and exterior water. This property has excellent well water, a maintained septic system, and a cistern for fire department access. Excellent proximity (20 Min.) to Salida.



LISTING AGENTS

Scott and Linda Ewing
Broker Associates
719-220-4297 Scott
719-220-4299 Linda



First
COLORADO LAND
Office



Ewing@FirstColorado.com

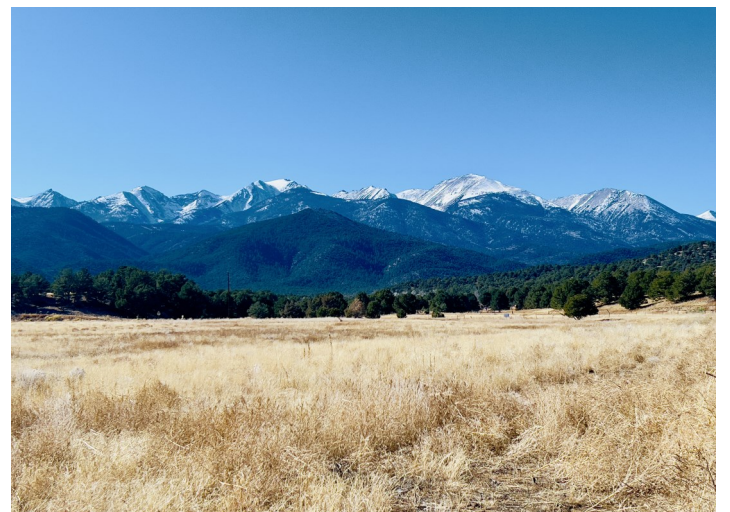


FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

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



Directions: From 50 Hwy. Turn on CR 45. Property is on the Left with a sign.



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

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