

12540 W US HWY 50
Salida, Co 81201

WATER AND IRRIGATION

Below ground sprinkler system that runs off of irrigation water and adequately irrigates the entire 12 acre property including the yard around the house. Keeping the property green and lush all season long.

Water Rights on Nolan Ditch. We get water every 8 days. Two large holding ponds allow us to water throughout the week while we don't have water

Drip System that waters trees around the house off of well water

Nolan Creek runs throughout the entire property

BARN

54' x 36' Barn with 3 built in stalls and large paddocks. High quality stall material with rubber mats.

1 exterior oversized loafing shed that can house a 4th horse. Also has it's own paddock.

1 double sided automatic freeze proof livestock waterer that runs off of the well and can supply drinking water year round.

Barn has onsite water (from the well) and electricity

Outfitted with a wood burning stove, indoor tack up area, hay storage and 12'x12' Tack room with tile floors (Tack room is insulated)

CHICKEN COOP

Large Chicken coop with 20' exterior run and storage area

Chicken coop has electricity for water heater/lighting/heating.

SHED

Large 12' x 36' Shed. Good for hay storage or just about anything else

ARENA

80' x 160' Arena (I am not 100% sure about those dimensions) Recently resurfaced (2025) with 3 inches of packed road base and 4 inches of sand.

HOUSE

12" thick walls designed for ultra high energy efficiency.

Energy efficient windows and doors

In floor heating with 5 zones. Each bedroom and living-room has its own heating zone

High quality smart thermostats (Wifi Compatible)

Newly refinished wood floors

New stone countertops in kitchen

Lighted crawlspace under entire house. Good for storage.

Water softener installed by Culligan in 2023.

Hot tub

Gas fireplace in master bedroom

Wood fireplace in main livingroom

New large composite deck installed in back of house

4th bedroom (apartment) is currently separate from the house (only entrance outside/ it is a dedicated entrance) but can be converted to an attached room with minimal effort.

Apartment has a kitchen with small refrigerator and stove.

Property

Entire Property enclosed with metal horse fencing

NEGOTIABLE EQUIPMENT

The following equipment can be part of negotiations on purchase offer:

Tractor with back hoe
Arena Groomer
4-wheeler