# \$165,000 - 12240 Saddle Ridge Lane, Salida

MLS® #1548517 Listing Office: West and Main Homes Inc

## \$165,000

0 Bedroom, 0.00 Bathroom, Land on 2 Acres

Saddle Ridge, Salida, CO

Discover your mountain haven in Saddle Ridge Ranch! This 2-acre lot offers stunning views of the Arkansas River Valley, setting the stage for your dream home. Nestled in a premier neighborhood, the property features a roughed-in driveway and building site, surrounded by mature trees for ultimate privacy.

Perfectly situated just minutes from downtown Salida, Monarch Ski Area, and The Colorado Trail, this is one of the last remaining view lots in the area. Utilities are conveniently located at the lot line, and it includes augmentation certificate #1096 for indoor and outdoor water use.

Saddle Ridge Ranch offers low annual HOA fees, 42 acres of shared open space, and a charming seasonal pond, combining tranquility with convenience. Don't miss this rare opportunity to create your mountain retreat!

Listing Courtesy of West and Main Homes Inc

\$165,000

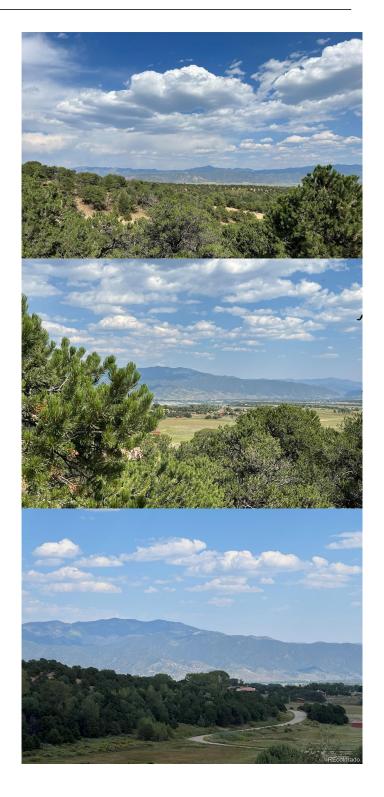
# **Essential Information**

MLS® # 1548517

Bathrooms 0.00

Acres 2.01

Price



Type Land

Sub-Type Unimproved Land

Status Active

### **Community Information**

Address 12240 Saddle Ridge Lane

Subdivision Saddle Ridge

City Salida
County Chaffee

State CO

Zip Code 81201

#### **Amenities**

Utilities Electricity To Lot Line
View Meadow, Mountain(s)

#### **Exterior**

Lot Description Level, Many Trees, Near Ski Area, Rolling Slope, Secluded, Sloped

#### **School Information**

District Salida R-32

#### **Additional Information**

Date Listed January 2nd, 2025

Zoning Residential

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