

\$2,975,000 - 54400 County Road LI56, Villa Grove

MLS® #5123367 RECOLORADO Listing Office: Altitude Living Real Estate

\$2,975,000

2 Bedroom, 2.00 Bathroom, 1,260 sqft
Farm on 654 Acres

Rural Saguache County, Villa Grove, CO

This 654-acre ranch is a combination of beauty, accessibility and history making it one of the finest ranch properties available. The fields are pristine, Kerber and Kelly Creeks on the property have been embellished with rock outcropping creating clear water the fish enjoy.

All of the land has been improved by the present owner over 20 years. Perimeter fencing and gates for range management, solar powered stock well with underground storage, and excellent water rights.

Improvements include a 1200 square foot remodeled historic cabin with a 12' x 60' front porch with electric, wood and propane heat. The Morton metal shop is 60' x 42', insulated and radiant heat, bathroom, tack room and lots of storage shelving. Excellent hunting for big and small game and birds on the property plus in the adjoining BLM property. Close to Monarch Ski Area and an easy 20-minute drive on paved year round county road to Poncha Springs and Salida with grocery stores, many restaurants and a variety of activities. Attractive Seller Financing and 1031 Exchange options available.

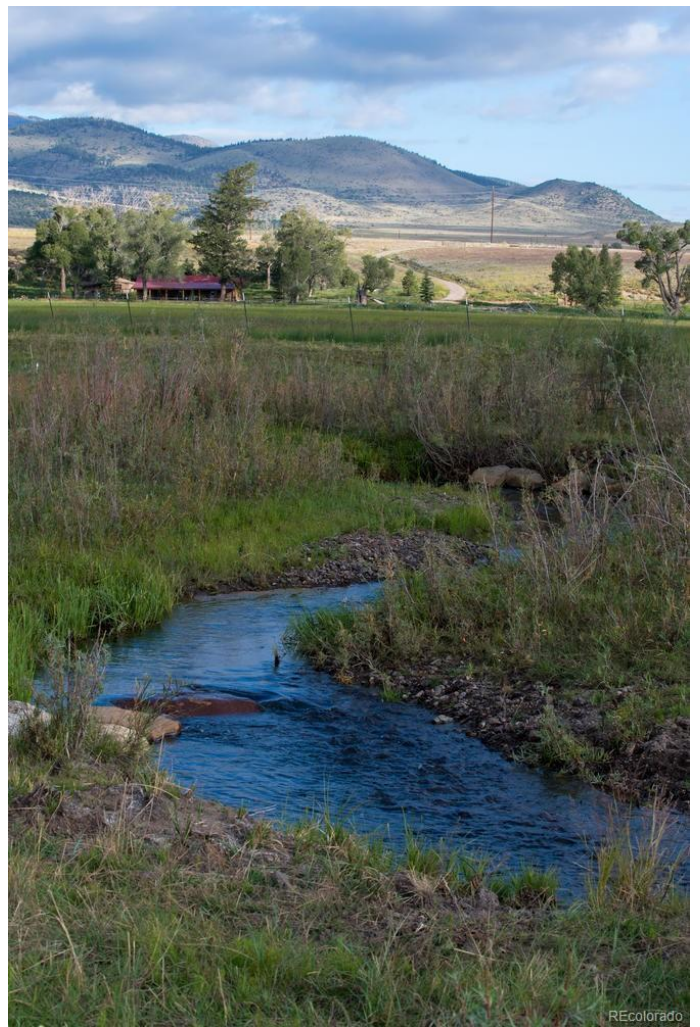
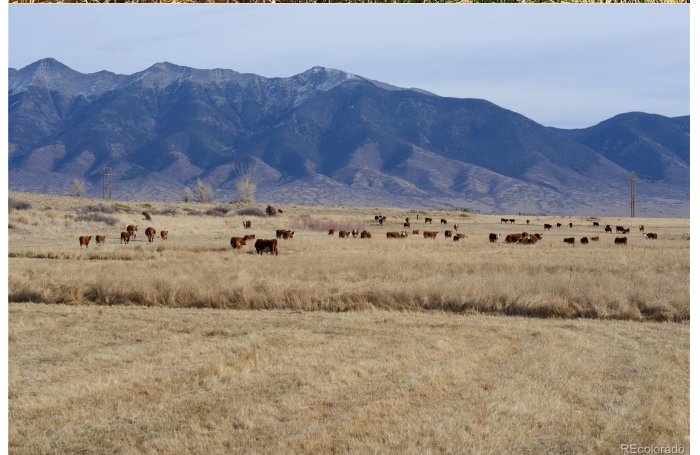
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Listing Courtesy of Altitude Living Real Estate

Built in 1930

Essential Information

MLS® # 5123367



Price	\$2,975,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,260
Acres	654.00
Year Built	1930
Type	Farm
Sub-Type	Farm
Status	Active

Community Information

Address	54400 County Road LI56
Subdivision	Rural Saguache County
City	Villa Grove
County	Saguache
State	CO
Zip Code	81155

Amenities

Utilities	Electricity Connected, Phone Connected, Propane
Parking Spaces	10
Is Waterfront	Yes
Waterfront	Pond, Stream

Interior

Interior Features	Laminate Counters, No Stairs
Appliances	Dishwasher, Dryer, Freezer, Microwave, Oven, Refrigerator, Washer
Heating	Baseboard, Electric, Wood
Cooling	None
Stories	One

Exterior

Lot Description	Borders Public Land, Foothills, Greenbelt, Irrigated, Level, Many Trees, Meadow, Mountainous, Rock Outcropping, Suitable For Grazing
Windows	Double Pane Windows
Roof	Metal

School Information

District	Mountain Valley RE 1
Elementary	Mountain Valley
Middle	Mountain Valley

Additional Information

Date Listed	August 7th, 2023
Zoning	Rural

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