

\$997,000 - 10817 Us Highway 50, Howard

MLS® #7726554

Listing Office: Mossy Oak Properties / Mountain Ranch and Home Brokers

\$997,000

0 Bedroom, 0.00 Bathroom,
Land on 21 Acres

None, Howard, CO

Very few riverfront properties come to market on the Arkansas River in Central Colorado. A property with this acreage, privacy, and river access is even more rare. 21 acres with almost a half mile of Arkansas River frontage just outside Salida, Colorado. 600 +/- feet of private river frontage combined with an additional 1600 +/- feet of river frontage on the adjoining public BLM land (which has little or no public access) creates a dream oasis on the Gold Medal waters of the Arkansas River. Prime building location perched above the river with up close views of the Sangre de Cristo Mountain Range and the Collegiate Peaks in the distance and far enough from the highway to enjoy the tranquility of the river and views. There is power on the property in two locations and a drilled well (well may need to be re-permitted and tested.) With easy access to the highway, you can be in Salida in 15 minutes or Canon City in 45 minutes. Approximately 40 minutes from Monarch Ski Area, under 2 hours to Colorado Springs airport and under 3 hours to Denver International Airport. Hundreds of miles of four wheeling/ATV trails, and thousands of acres of public land for hiking, hunting, or just exploring within minutes of the property. No HOA, covenants or conservation easement in place. Property is subdividable under county land use code creating an investment opportunity for future development. Property is not in a flood plain as shown on FEMA maps. FEMA approved Letter of Map Amendment (LOMA) is



available upon request.

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**Listing Courtesy of Mossy Oak Properties /
Mountain Ranch and Home Brokers**

Essential Information

MLS® #	7726554
Price	\$997,000
Bathrooms	0.00
Acres	20.99
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	10817 Us Highway 50
Subdivision	None
City	Howard
County	Fremont
State	CO
Zip Code	81233

Amenities

Utilities	Electricity Available, Electricity Connected, Phone Available, Propane
Parking	Unpaved
View	Meadow, Mountain(s), Water
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description	Borders Public Land, Level, Meadow, Subdividable
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School Information

District	Cotopaxi RE-3
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Additional Information

Date Listed	April 21st, 2024
Zoning	AS

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