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

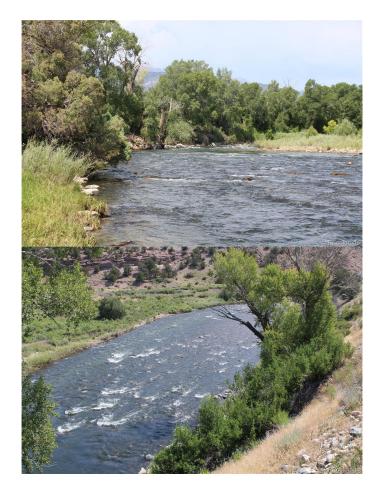
MLS® #7726554 Listing Office: Mossy Oak Properties / Mountain Ranch and Home Brokers

\$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 adjoingin 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.





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

School Information

District Cotopaxi RE-3

Additional Information

Date Listed April 21st, 2024

Zoning AS

RE COLORADO

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