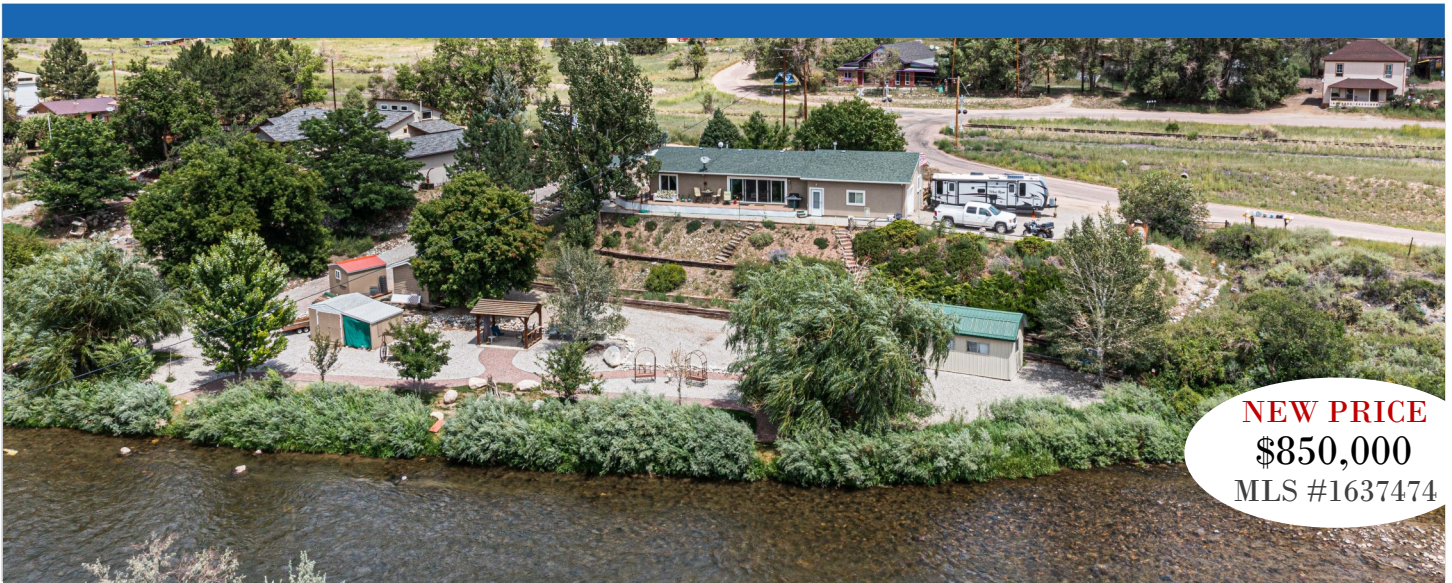


11 Mustang Trail

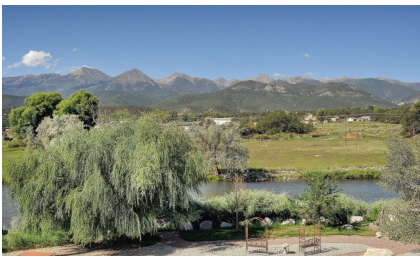
Howard, Colorado 81233



NEW PRICE
\$850,000
MLS #1637474

PROPERTY AT A GLANCE

1.0 Acres
1,622 SF Mfg. Home
Built in 1981
Arkansas River Frontage with
Private Access
Forced Air Heat
Water: Well
Septic System
1 Attached Car Garage
2021 Taxes: \$860

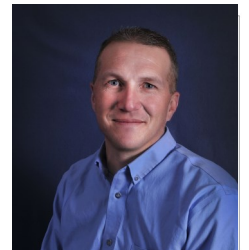


Ranch home on the river...

This is the spot to be close to everything but far away from everything. There are breathtaking views of the Arkansas River in your backyard and the stunning mountain peaks and rock cropping's in every direction. Enjoy those views from the huge sliding glass doors that are the focus of the open living room area. The kitchen and dining room are located in this space giving plenty of room for gathering and visiting. There are two big bedrooms and two bathrooms in the home and room for extra guests in the detached sleeping shed. The entire yard has been considered with function and enjoyment. There is a one car attached garage and room to park your RV. Get to the river easily with the stairs that lead down to a backyard you will never want to walk away from. There is a pergola, a fire pit, benches by the river, and easy maintenance landscaping. Fish or tube from your private river entrance. This is a special opportunity to own a spectacular riverfront property only 13 miles from Salida. BLM access is right down Mustang Trail with hundreds of acres of endless mountain recreation available. Restaurants and shopping are close by and skiing is within 35 miles.

LISTING AGENT

Jeff Post
Owner/Broker, GRI
719-539-8909 Cell



Post@FirstColorado.com



FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

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