

# Arkansas River Property

1909 US HWY 50

FISHING PROPERTY! On Arkansas River

5 investors @ 250,000 each

This truly exceptional property accommodates an historic main house, as well as a guest/rental cabin, a private river beach, all along 530 ft of the Arkansas River's grassy banks. This property even boasts it's very own mt side to either climb or merely find enjoyment in sitting back and watching the frequent Big Horns graze its cliffs. The property is uniquely zoned residential & commercial allowing for a wide variety of usage. The original home was built around 1900 & has been updated with all the modern amenities while keeping its sweet charm. The main floor bdrm, with an exceptional view of the canyon, also has a spacious walk thru closet to the bathroom. The quaint free standing gas stove brings a special coziness to the generously sized living room. You'll find ample cabinet space in this well designed kitchen which opens to a large stepdown dining rm where many a memory is ready to be made around its own gas fireplace. A built in hobby area is found on the 2nd story along with a 2nd bdrm. A roomy attached office space, separated by its own exterior entry door, brings a quiet privacy to work or play! Also attached to the main home is a "Buggy Barn" keeping 4-5 ATVs dry & safe. Sitting separately in the yard is multiple garage spaces (some heated) for vehicles/storage. Another uniqueness to this property is its nearby 1-2 bdrm cabin, usable for guests, rental, or a multitude of other uses. While the house & cabin are near Hwy 50, once you step into the back yard of this Colorado paradise, you are immediately transported to a faraway place. Whatever you love the most about CO... taking in the mtn peaks, wildlife, red rock cliffs, rock climbing, skiing, mtn biking, fishing, relaxing by or rafting on the great Arkansas River, it's all easily attainable from this home's back door. This is a rare property to behold and is ready for new owners to continue its legacy.







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