

**Equine Property for sale in Silt, Colorado**  
9674 County Rd 311  
Silt, CO 81652

**\$849,000**  
26.650± Acres  
Garfield County



## Equine Property for sale in Silt, Colorado Silt, CO / Garfield County

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### **SUMMARY**

**Address**

9674 County Rd 311

**City, State Zip**

Silt, CO 81652

**County**

Garfield County

**Type**

Residential Property, Hunting Land, Recreational Land, Horse Property, Single Family

**Latitude / Longitude**

39.445643 / -107.618473

**Taxes (Annually)**

2454

**Dwelling Square Feet**

2560

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

26.650

**Price**

\$849,000

**Property Website**

<https://aspenranchrealestate.com/property/equine-property-for-sale-in-silt-colorado-garfield-colorado/30406/>



**MORE INFO ONLINE:**

**[aspenranchrealestate.com](https://aspenranchrealestate.com)**

## **PROPERTY DESCRIPTION**

### **Colorado country home for sale near Silt, Colorado has acreage & views**

The area up Divide Creek south of Silt, Colorado, is known for its particularly beautiful setting, which leads to National Forest and BLM lands and excellent hunting. Private properties in the area are mostly large ranches and hay farms, with the occasional smaller acreage and country hobby farm. This property is a 26.65-acre wooded parcel with a log home, detached garage, and cattle pens in a scenic country setting.

### **Log home for sale Colorado-home and acreage between Aspen and Grand Junction**

The home on Divide Creek is 2560 square feet, which includes a full basement, main floor with one bedroom and a full bath, and upper floor with two bedrooms and a full bath. Heat is provided by a very efficient wood stove and electric baseboard heat. Water is provided by a well and a sophisticated water treatment system. Wastewater is handled by a septic system. The home has almost 1,500 square feet of balconies and decks, with beautiful views of the Divide Creek area and its many large ranches. A detached 2-car garage has an upstairs workroom or hobby room that is unfinished.

### **Mountain recreation property has room for horses, cattle, goats, livestock**

This property has historically been used to keep a few head of horses, cattle, goats, or sheep and has no restrictions on how livestock can be raised. It is not in an HOA and has no covenants. As a recreation property, it offers many possibilities. The beautiful Colorado River offers world-class fly-fishing right down the road; just up the road are many thousands of acres of National Forest lands that offer excellent hunting for trophy mule deer and elk in GMU 42. Snowmobiling, 4-wheeling, skiing, horseback riding, hiking, mountain biking, and dirt biking are all accessible within a short radius of the property. The parcel itself has native populations of deer, wild turkey, and occasionally elk.

### **Home located within reach of the Roaring Fork Valley, Aspen, and Glenwood Springs**

The Aspen and Roaring Fork Valley real estate markets have priced many people out of the valley, with workers choosing to commute from "downvalley". This is a relatively affordable home that is still within reach of the many jobs available in Carbondale, Basalt, Aspen, and Glenwood Springs. Excellent airport access is available in Eagle (Vail), Grand Junction, and nearby Rifle. Shopping, schools, and restaurants are located within about 15 minutes of the property.

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## Locator Maps



## Aerial Maps



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[aspenranchrealestate.com](http://aspenranchrealestate.com)

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**LISTING REPRESENTATIVE**

For more information contact:



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Gary Hubbell

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**Address**

**City / State / Zip**

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**NOTES**

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**MORE INFO ONLINE:**

**[aspenranchrealestate.com](http://aspenranchrealestate.com)**

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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

**MORE INFO ONLINE:**

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