

17345 Hwy 50
17345 US Highway 50
Las Animas, CO 81054

\$349,900
20± Acres
Bent County



17345 Hwy 50
Las Animas, CO / Bent County

SUMMARY

Address

17345 US Highway 50

City, State Zip

Las Animas, CO 81054

County

Bent County

Type

Residential Property, Horse Property

Latitude / Longitude

38.113386 / -103.093111

Taxes (Annually)

926

Dwelling Square Feet

1676

Bedrooms / Bathrooms

3 / 2

Acreage

20

Price

\$349,900

Property Website

<https://greatplainslandcompany.com/detail/17345-hwy-50-bent-colorado/67405/>



PROPERTY DESCRIPTION

Sit back and relax with this serene rural classic. This property is approximately 8 miles east of Las Animas and boasts 2 homes sitting on approximately 20 acres. The property is set up for all types of animals, especially horses and chickens with corrals, fences, and barns.

The main 1,676 sf., house is a 3 bedroom, 2 bathroom home with a large kitchen, designated dining room containing a newer pellet stove, and wrap-around porch. The main floor has a living room with a timeless wood stove to keep you warm. The downstairs bathroom has new floors, new vanity and laundry hookups. New PEX water piping has a heat switch for the pipes in colder months will help ensure your water delivery. The 476 sf second floor was used as the master suite with room for any size bed, desk, furniture, entertainment center, you name it, two closets and a bathroom with a glass door shower. The main house is equipped with central air, tankless water heater, and propane range.

The self-contained 1,106 sq ft second home has 2 bedrooms and 1 bathroom. The kitchen has new cabinets and appliances. The bathroom has been updated with a new linen cabinet, vanity and toilet. A new PTAC unit was installed for heating and cooling. There is also a new pellet stove.

The two homes share a beautiful front courtyard with small trees, mature bushes, and flower gardens. The property also has white mulberry, purple mulberry, peach and mini plum trees. Both homes are plumbed to one domestic well with an additional livestock well by the workshop and corrals.

The 3 bay barn was used for storage and 2 bays for raising chickens. The chicken bays are equipped solar automatic chicken doors. The main bay has electricity and lighting. The second outbuilding (the 'shop') has 3 rooms. 1 room was used as a tack room. The other 2 rooms have power and insulation. The main room has a ceiling mounted powerful heater as well as a wood stove for cold work times. There is a fully fenced arena for horse training and riding.

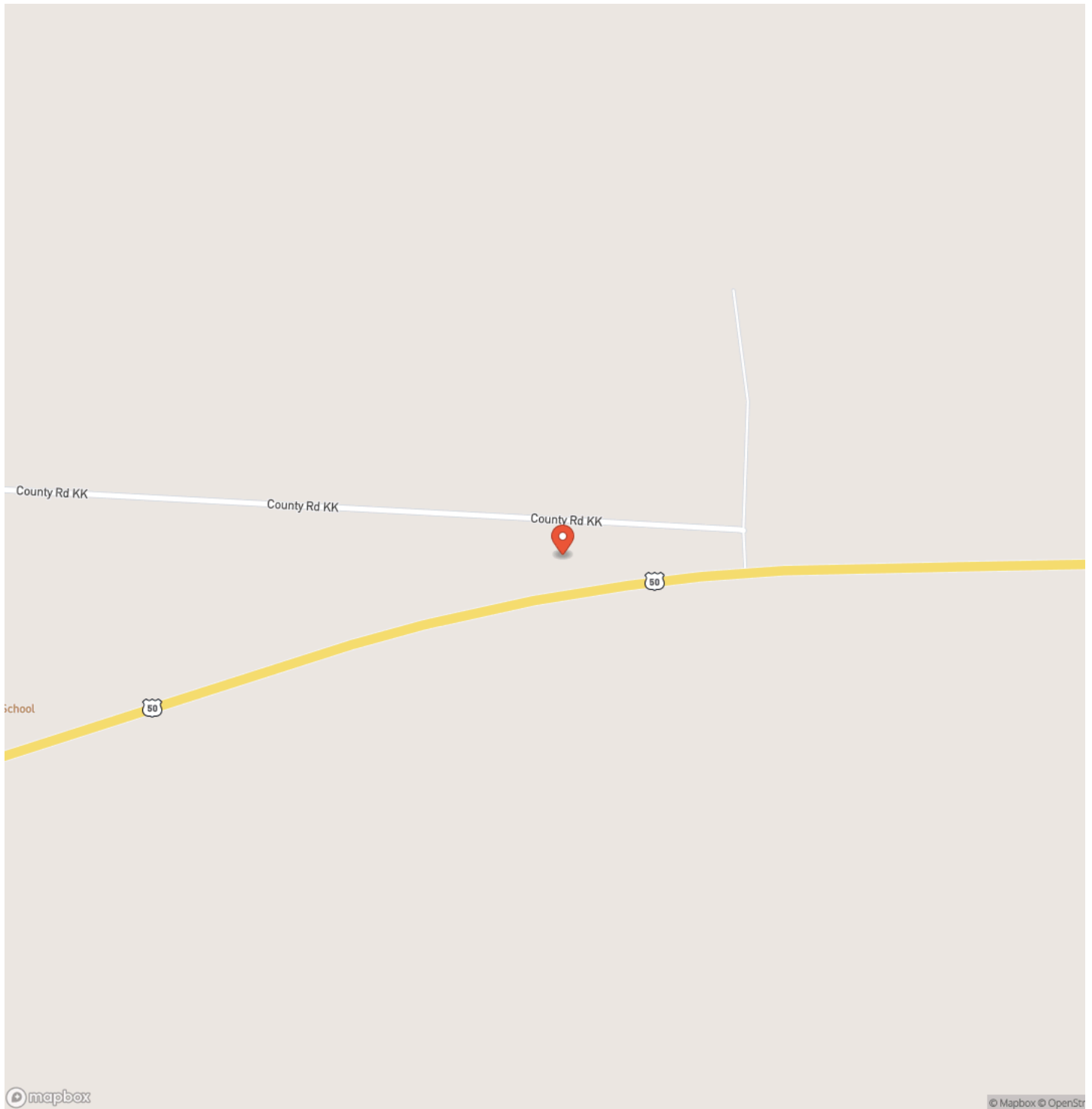
The city of Las Animas offers great benefits to the property: school bus pickup at back driveway, and free city resident use trash receptacles. The property is a 10-minute drive to John Martin Reservoir to satisfy your outdoor water recreation needs. You will have the company of blue jays, owls, hawks, and in the winter months, the majestic bald eagles usually pop by to say hello. Come enjoy country life at its finest.

(Sellers are willing to discuss a flooring/update allowance with an acceptable offer.)

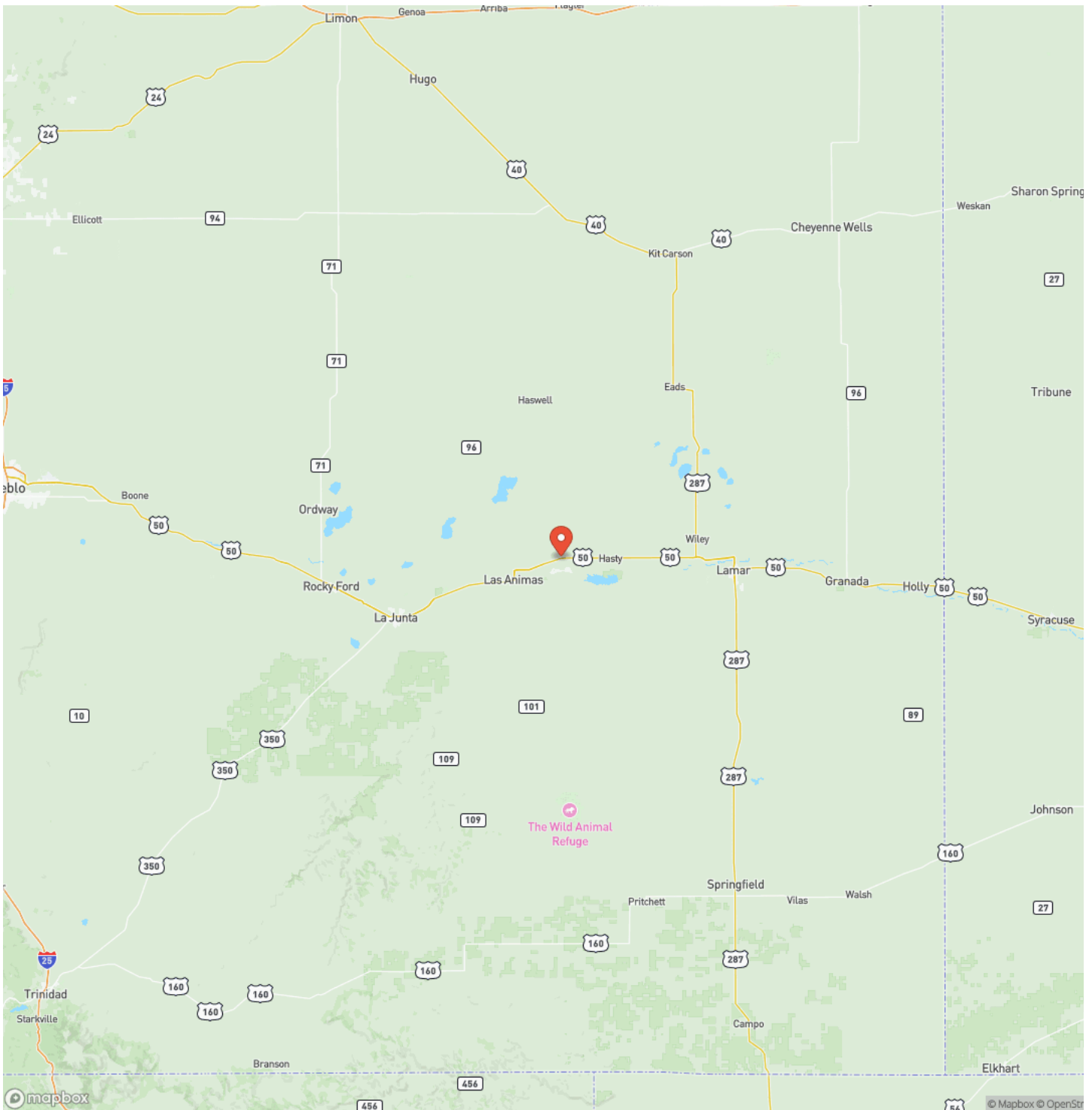
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Locator Map



Locator Map



Satellite Map



17345 Hwy 50
Las Animas, CO / Bent County

LISTING REPRESENTATIVE

For more information contact:



Representative

Beth Howe

Mobile

(719) 469-3143

Email

beth@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There are no margins, text, or other markings on the page.



MORE INFO ONLINE:
greatplainslandcompany.com

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.



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