

Arkansas River Dream
15407 US HWY 50
Coaldale, CO 81201

\$449,900
5.360 +/- acres
Fremont County



Arkansas River Dream
Coaldale, CO / Fremont County

SUMMARY

Address

15407 US HWY 50

City, State Zip

Coaldale, CO 81201

County

Fremont County

Type

Recreational Land, Residential Property

Latitude / Longitude

38.3728 / -105.7589

Dwelling Square Feet

1820

Bedrooms / Bathrooms

3 / 2

Acreage

5.360

Price

\$449,900

Property Website

<https://moreoftexas.com/detail/arkansas-river-dream-fremont-colorado/10756/>



MOSSY OAK PROPERTIES
OF TEXAS



PROPERTY DESCRIPTION

Own your little piece of heaven on the Arkansas River. One of the few properties available for sale on this fantastic river. This 5 acre property has very easy access from US-50. Property includes a 3 bed, 2 bath, modular home that could use some TLC. Gorgeous setting with tall mature trees, including oak. There is a spring on the property that feeds two ponds; Almost 600 feet of Arkansas river frontage; prime fly fishing out your back door. Enjoy all the activities the Arkansas river has to offer. Not only in close proximity to Salida but also to Canon City and Royal Gorge. This area is a paradise for outdoor enthusiasts with hundreds of miles of hiking, biking, horse back riding and OHV riding trails nearby. Wildlife includes deer, elk, mountain lion, bear, waterfowl and small game. Don't miss this opportunity!



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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Olga Smith

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Address

201 Pearl st

City / State / Zip

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NOTES

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



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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MORE INFO ONLINE:

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