

Salida Colorado Riverfront Lot 19039 Monarch River Dr
19039 Monarch River Drive
Salida, CO 81201

\$475,000
5.200± Acres
Chaffee County



**Salida Colorado Riverfront Lot 19039 Monarch River Dr
Salida, CO / Chaffee County**

SUMMARY

Address

19039 Monarch River Drive

City, State Zip

Salida, CO 81201

County

Chaffee County

Type

Hunting Land, Recreational Land, Riverfront, Lot

Latitude / Longitude

38.540939 / -106.23464

Taxes (Annually)

5086

HOA (Annually)

375

Acreage

5.200

Price

\$475,000

Property Website

<https://www.mossyoakproperties.com/property/salida-colorado-riverfront-lot-19039-monarch-river-dr-chaffee-colorado/64641/>



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PROPERTY DESCRIPTION

Salida, Colorado riverfront property for sale. Available live water properties in Chaffee County are increasingly rare and even more so with the features this lot offers. 5.2 acres bordering National Forest with approximately 350 feet of South Arkansas River frontage. A mix of tall Ponderosa pines, spruce, huge stands of aspens, and lush meadows. Level building area with year round access and power on the lot. 100's of miles of trails and jeep roads as well as access to roadless National Forest are steps away. Frequent visitors include elk, deer and turkeys. Moose, bear, and a variety of other wildlife pass through as well. Wildlife viewing, hunting and fishing, hiking, biking, skiing and snowmobiling all right here. A truly unique blend of outdoor recreation, serenity, and proximity to the conveniences of town. Located in the gated, covenant controlled Monarch Rivers Estates subdivision ensuring privacy and protected property values. Seven miles to Monarch Ski area and only twelve miles to Salida, Colorado. Colorado Trail access is less than a half mile from the property.



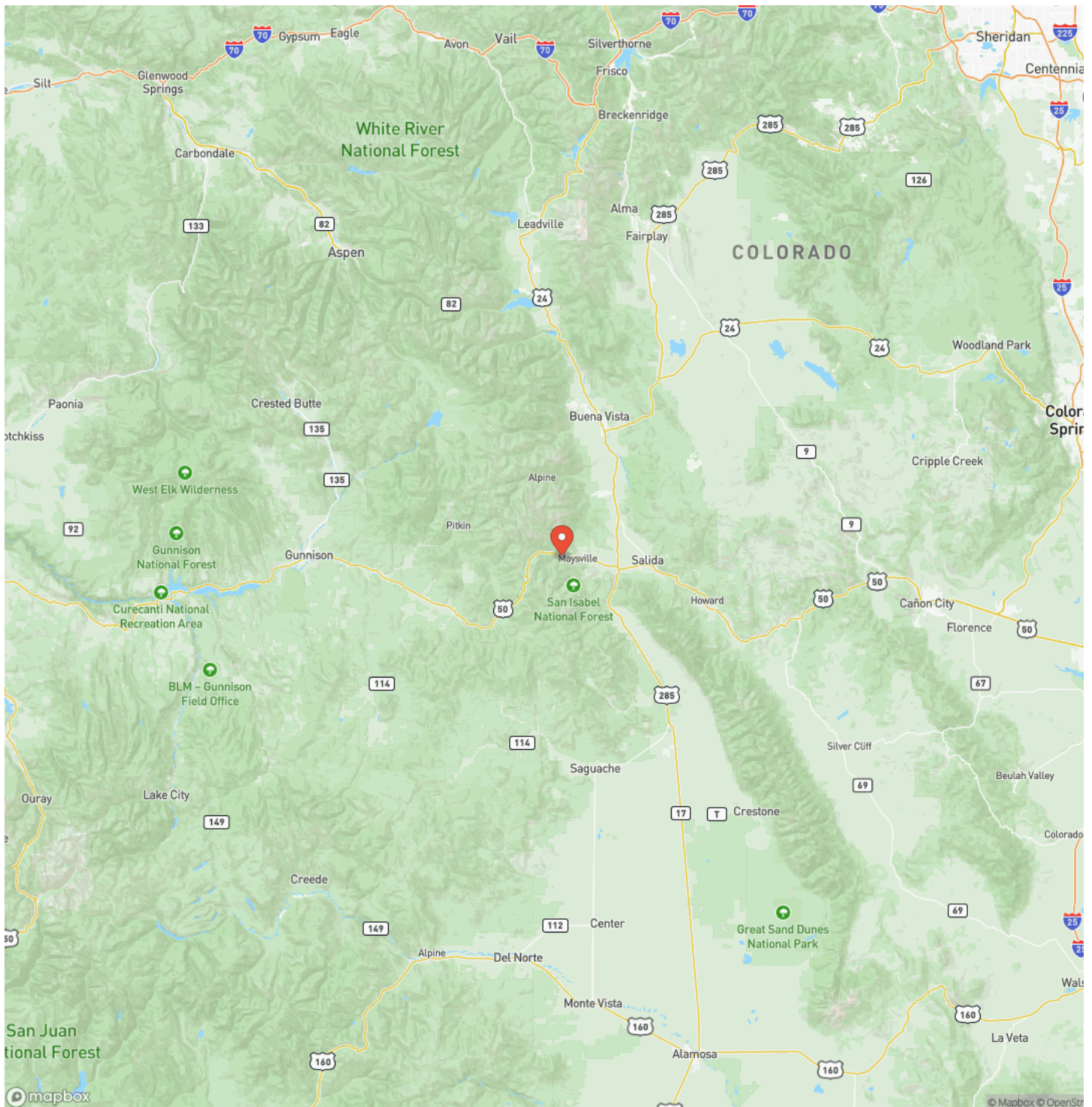
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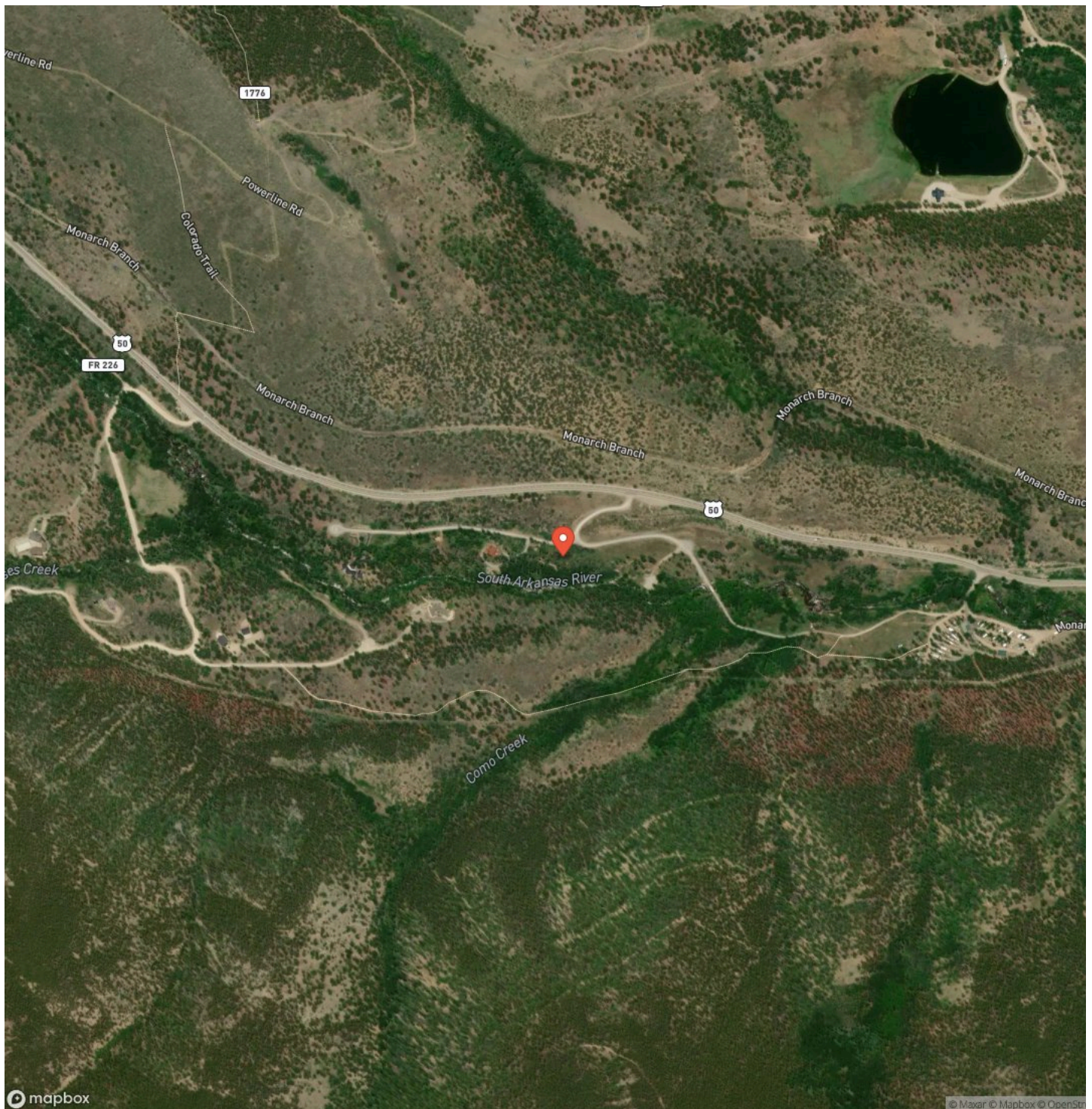
Locator Map



Locator Map



Satellite Map



**Salida Colorado Riverfront Lot 19039 Monarch River Dr
Salida, CO / Chaffee County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Adams

Mobile

(719) 207-3666

Email

jon@mountainranchandhome.com

Address

7111 County Road 250

City / State / Zip

NOTES

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

MORE INFO ONLINE:

www.mountainranchandhome.com

This image shows a single 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.



Mossy Oak Properties Mountain Ranch and Home Brokers

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Salida, CO 81201

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