

11679 US Highway 50, Howard, CO  
11679 US Highway 50  
Howard, CO 81233

**\$1,499,000**  
8.970± Acres  
Fremont County





**11679 US Highway 50, Howard, CO**  
**Howard, CO / Fremont County**

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**SUMMARY**

**Address**

11679 US Highway 50

**City, State Zip**

Howard, CO 81233

**County**

Fremont County

**Type**

Residential Property, Horse Property, Single Family, Riverfront

**Latitude / Longitude**

38.41624 / -105.795928

**Dwelling Square Feet**

1924

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

8.970

**Price**

\$1,499,000

**Property Website**

<https://www.mossyoakproperties.com/property/11679-us-highway-50-howard-co-fremont-colorado/87703/>



**PROPERTY DESCRIPTION**

A relaxing live water retreat just 15 miles from Salida, Colorado featuring 400 feet of private Arkansas River frontage. Immaculately maintained home on 9 acres featuring 1924 square feet of living space on one level including 3 bedrooms, 2 bathrooms, and an office. Spacious north facing deck with a pergola overlooks the river and provides summer shade. Large back yard with lush vegetation, a small coy pond, and privacy fencing. An oversized three car garage is steps away from the house. Easy river-level access for fishing, boat put in/take out, or lounging by the firepit and enjoying the privacy or your private river retreat. The level terrain affords plenty of room for horses, an arena, or additional outbuildings. Access to public BLM and National Forest land is less than a mile away and provides additional river access, hundreds of miles of trails and jeep roads, and thousands of acres of public land to hike, hunt, and explore. Wide open views in all directions including the Sangre de Cristo Mountains and more public land across the river. There is no home owner's association, covenants, or conservation easements on the property.

[FOR MORE INFORMATION AND ADDITIONAL PROPERTIES CLICK HERE >>](#)



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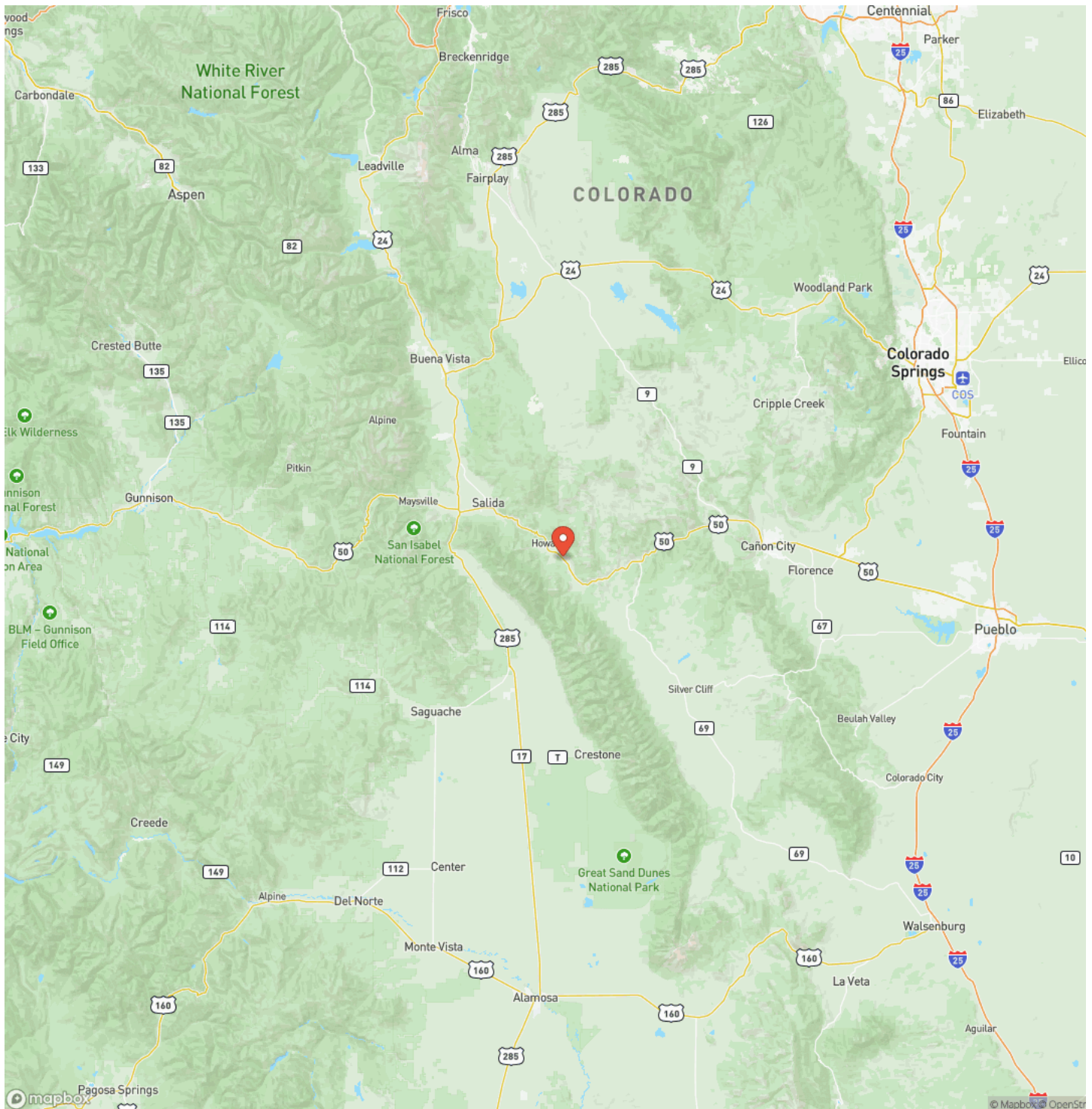


## Locator Map





## Locator Map





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## Satellite Map





**11679 US Highway 50, Howard, CO**  
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## 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**



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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Mossy Oak Properties Mountain Ranch and Home Brokers**

7111 County Road 250

Salida, CO 81201

(719) 207-3666

[www.mountainranchandhome.com](http://www.mountainranchandhome.com)

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