

14564 US-50
14564 US-50
Coaldale, CO 81222

\$310,000
11.500± Acres
Fremont County



14564 US-50
Coaldale, CO / Fremont County

SUMMARY

Address

14564 US-50

City, State Zip

Coaldale, CO 81222

County

Fremont County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

38.386233 / -105.77162

Acreage

11.500

Price

\$310,000

Property Website

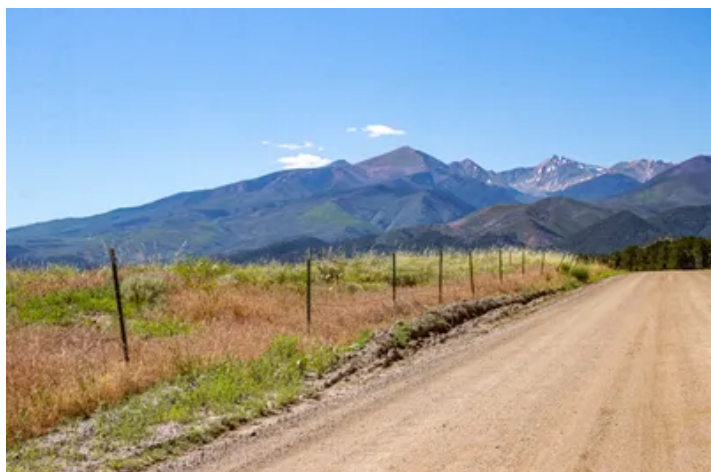
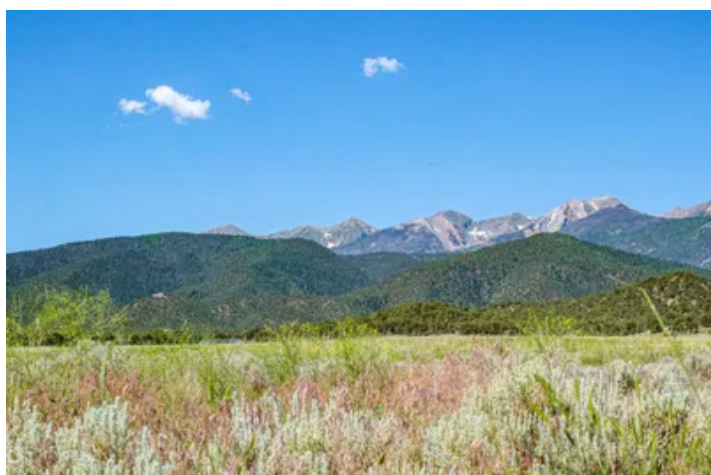
<https://www.landleader.com/property/14564-us-50-fremont-colorado/75418/>



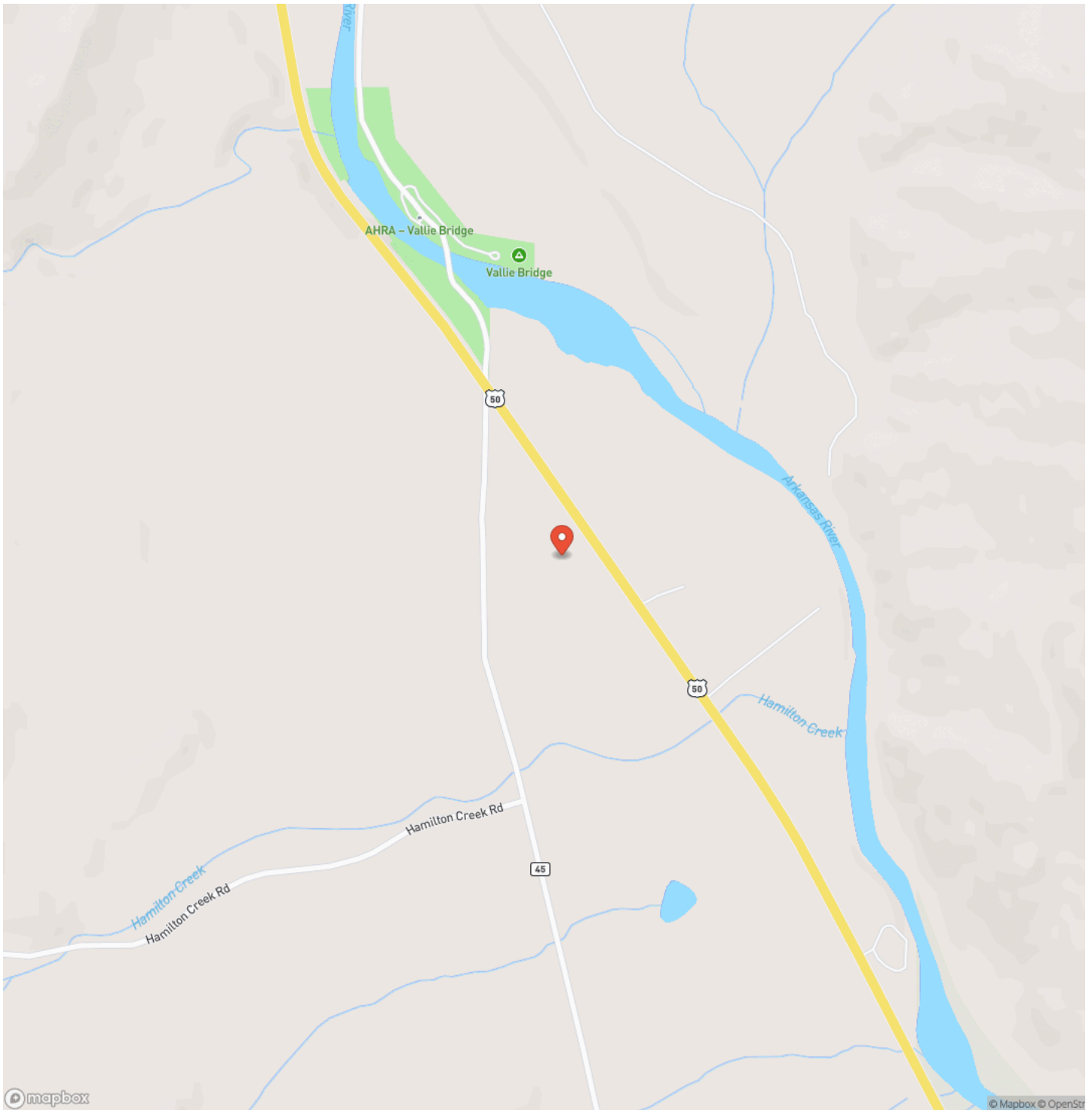
PROPERTY DESCRIPTION

Nestled at the base of the Northern Sangre De Cristo Mountain range and just a stone's throw away from the Arkansas River, this picturesque 11.5-acre property offers an unparalleled opportunity to immerse yourself in Colorado's natural beauty. Located in a prime recreational area, the property provides excellent fishing and rafting in the nearby Arkansas River, with easy access to BLM and national forest trails for camping and hiking. Whether you envision building a permanent home or bringing in a camper for weekend getaways, this property is well-equipped to meet your needs. It features a domestic water well and a metered 200-amp electrical service with RV capabilities, ready for immediate use. Conveniently situated between Salida to the West and Cañon City to the East, this location offers easy access to essential amenities while still providing a serene escape. It's proximity to various recreational areas makes it an ideal spot for both commuting and enjoying all that Colorado has to offer. Don't miss out on this exceptional opportunity.

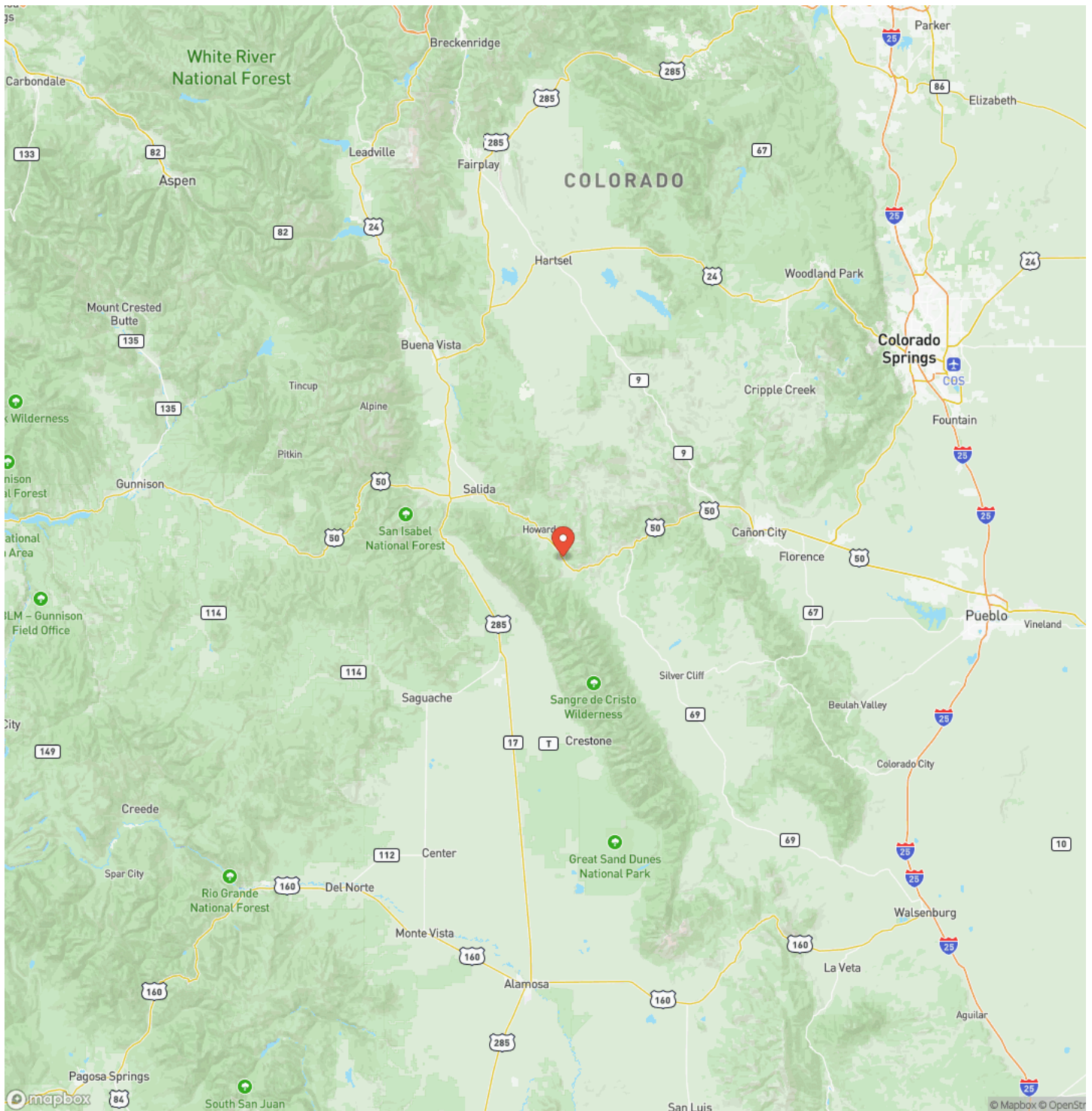




Locator Map



Locator Map



Satellite Map



14564 US-50
Coaldale, CO / Fremont County

LISTING REPRESENTATIVE

For more information contact:



Representative

Myra Trujillo

Mobile

(719) 989-7813

Email

myra@gwranchandland.com

Address

City / State / Zip

Gardner, CO 81065

NOTES

[illegible]

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

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.



Great Western Ranch and Land
Serving Colorado, New Mexico, and Wyoming
Woodland Park, CO 80866
(877) 497-2624
www.gwranchandland.com

