

RIVER FRONT PROPERTY

24000 COUNTY RD. 301, BUENA VISTA, CO 81211

PELTIER

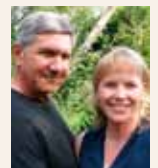


This 3.97+ acre parcel is a fisherman's dream, boasting nearly 600 feet of Arkansas River frontage. Conveniently located just south of Buena Vista, Colorado, the property has gorgeous 360 degree views of several snowcapped 14,000 foot peaks, the surrounding valleys and, of course, the Arkansas River. The property is surrounded by pasture land and Public lands. Fisherman's Bridge and Ruby Mountain Recreational areas provide 5 minute access to excellent fishing, hiking, mountain biking, along with established ATV trails. Big game hunting also abounds. Monarch Ski Area and cross-country ski trails are just a 35 minute drive away. This property has year-round access and a level building site. Electricity is already on the property and a well is drilled and permitted. MLS # 221270A. Price: \$299,000.00

FOR MORE INFORMATION, CONTACT:



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The information on this property was acquired from sources deemed reliable and is believed to be accurate and reliable, however, we do not warrant its accuracy or completeness. Fuller Western Real Estate, LLC recommends that every item of interest to the purchaser (i.e. water laws, mineral laws, zoning and use regulations, state, federal and private permits) be independently verified by the purchaser's attorney. Denver Headquarters: Fuller Western Real Estate, 1515 Arapahoe St., #1200, Denver, CO 80202.