



Central Colorado Mountains
Recreational Ranches ~ Land ~ Homes ~ Cabins

Colorado Ranches For Sale

TrueWestColorado.com

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River View Cabin

5.4 Acres ~ \$325,000

Borders Arkansas River & BLM Lands ~ World Class Fishing ~ D-Log Cabin ~ Newly Remodeled

Texas Creek, Colorado ~ Fremont County



River View Cabin No need to reserve your spot on the river...you could own 320+/- feet of it! This modestly furnished, yet comfortable, 1,740 square foot d-log cabin is the perfect weekend retreat for relaxing by the river, fishing your own prize brown's and rainbow's or just watching the rafters drift on by. The interior of the cabin features 4 bedroom areas, 2.5 baths and a cozy wood-burning stove for your winter visits. This 5.4 acre Colorado property offers spacious front meadows for play areas, an outdoor brick grill, 2-car detached garage for additional storage, hot tub and plenty of decks for viewing the surrounding canyon scenery and river action. The rear deck overlooks the incredible Arkansas River and the Colorado mountain scenery across to the BLM Lands. Easy access to the banks of the Arkansas River is provided via a quaint stairway complete with a fishing platform. River View Cabin is one of those unique river frontage properties that should be your next big catch!

The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.



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Improvements

Structure (s):

Log Home: 1,740 SF

Year Built: 1972, Remodeled 2011

Bedrooms: (4)

Baths: (3)

Garage: Detached 2-Car, 552 SF

Built 1972

Well (s): (1) Domestic

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric, Phone, Propane, Satellite Internet / TV

Septic: (1)

Fencing: None

Land Attributes

Live Water: Arkansas River Frontage – 320+/- Ft

Mountain Views: Sangre De Cristo's

Other Views: Arkansas River, Rock Outcroppings, Meadows

Topography: Level, Rolling Hillside, Steep

Vegetation: Wild Grass, Cactus, Wildflowers



Recreation

On Site: Fishing in Arkansas River (Rainbow & Brown Trout), Canoeing, Rafting, Boating, Hiking, Wildlife Viewing, Camping, Equestrian, Nearby Hunting (Big Game and Waterfowl)

Hunting Permitted: No

DOW Area Hunting Unit (s): 58

Taxes & Zoning

Annual Taxes (estimated): \$849

Zoning: RE-1

Lease (s): None

Protective Covenants / Amenities: No Covenants, No HOA

Conservation Easement: None

Income Potential: Fishing, Outfitting, Rental

Location & Access

Nearest Town (s): Canon City, Salida

Nearest Airport (s): Colorado Springs, Pueblo, Denver

Access: Maintained Year-Round. Paved State Highway to Gravel County Road to Driveway

Elevation: 6,200

Bordering Properties: BLM Lands, Private