Directions: Property is located on East side of HWY 285 North of Nathrop just a few miles south of Buena Vista. Look for the signs along HWY 285. Listing agent must be present for all showings. Showings available to well qualified buyers.

First COLORADO LAND Office

REALTOR® MLS

FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

000 HWY 285

Nathrop, Colorado 81211

$3,100,000

MLS #8819760

One Of A Kind River Front Property

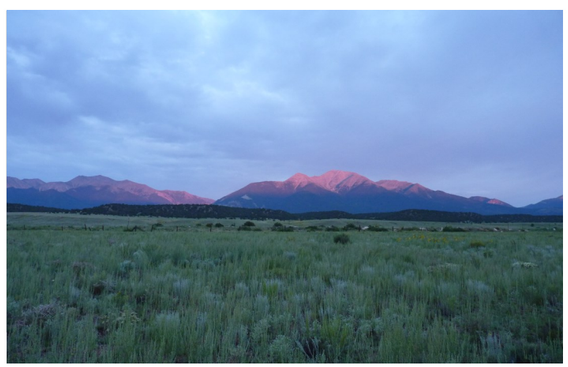
94 acres of Arkansas River Property – Browns Canyon Headwaters
2,200 Feet of Arkansas River frontage & 2,000 Feet of HWY 285 frontage with commercial potential.

FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

This property consists of two parcels.

The East parcel is 48 + acres of gold medal river frontage with multiple secluded building sites, zoned rural and no HOA's. This parcel provides Gold Medal fishing and rafting with property boundary to the center of the Arkansas River. Own a piece of history with the famous Rainbow Rock located on the property. Property is just ½ mile upriver from the Browns Canyon National Monument. The West parcel is 44 + acres along HWY 285 gives great commercial potential with many possible uses such as office, retail, restaurant, sporting goods store and/or a rafting company. Build your dream home with 360 degree mountain views including six of the 14,000 ft. Collegiate Peaks, Ruby Mountain, Buffalo Peaks, Browns Canyon Headwaters, and the Sangre de Cristo range. Quick access to Buena Vista, Mount Princeton Hot Springs, Salida and BV airport.



ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

PROPERTY AT A GLANCE

94.00 Acres
2,200 Feet Arkansas River Frontage
Brown Canyon Headwaters
Two Parcels
East Parcel: 48+ Acres
West Parcel: 44+ Acres
Build Dream Home
Commercial Opportunity
2,000 Feet Highway Frontage
Fenced Pasture
Grassy Meadows
360 Degree Views
Rock Outcroppings
2020 Taxes: $249

FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.