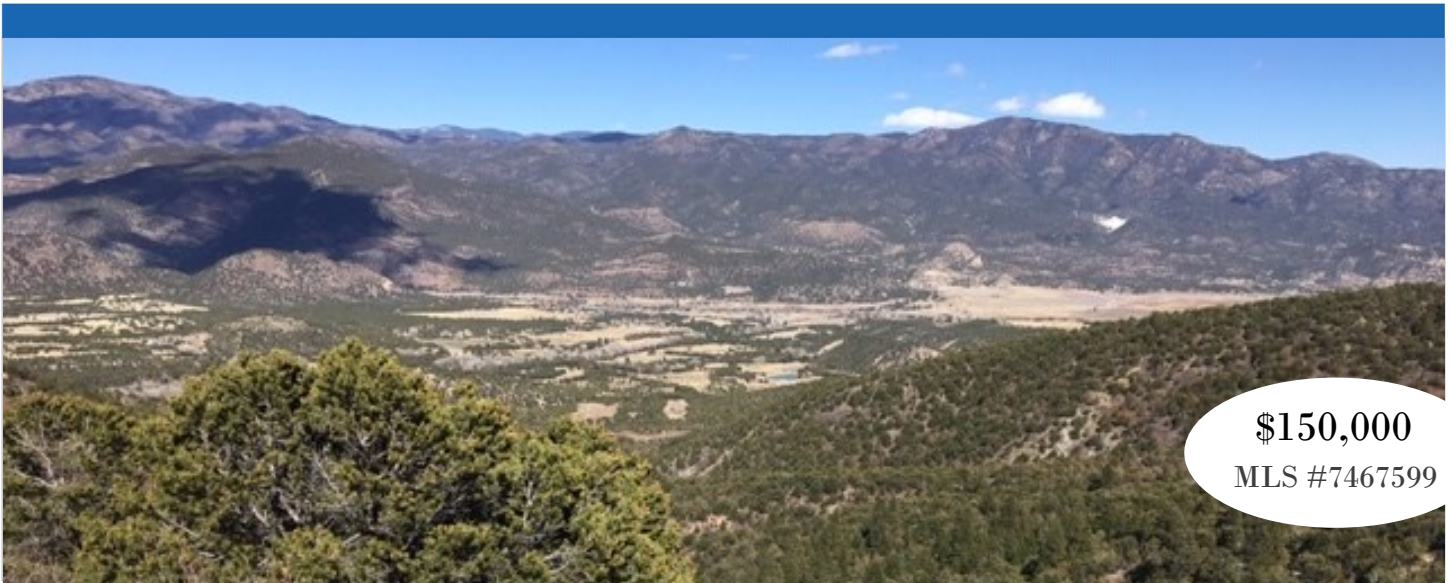


# Lot 46 Knotty Pine Road

Howard, Colorado 81242



**\$150,000**  
MLS #7467599

## PROPERTY AT A GLANCE

35.17 Acres  
Electricity to Lot Line  
Well Not Drilled  
Zoned Agricultural Forestry  
\$400/yr Association Dues  
2022 Taxes: \$1500  
HUGE views!



## *Well priced lot in Pine Ridge Ranch!*

Nice, well priced lot in Pine Ridge Ranch Subdivision about 30 minutes from Salida in Howard. BIG mountain and valley views. This property is accessible by Knotty Pine Road and Bristlecone Pine Road but power is to the cul de sac on Bristlecone Pine Road. Easy, year round access yet very private and secluded. Well treed with a wide diversity of plants and trees, National Forest and Rainbow Trail access and fishing on the Arkansas River all near by. Great lot for the rock hounds and aspiring geologists in the family. Priced to sell! Well maintained road access all less than 20 miles from Salida!



## LISTING AGENT

*Martin Epp*  
Broker Associate  
719-221-1642 Cell



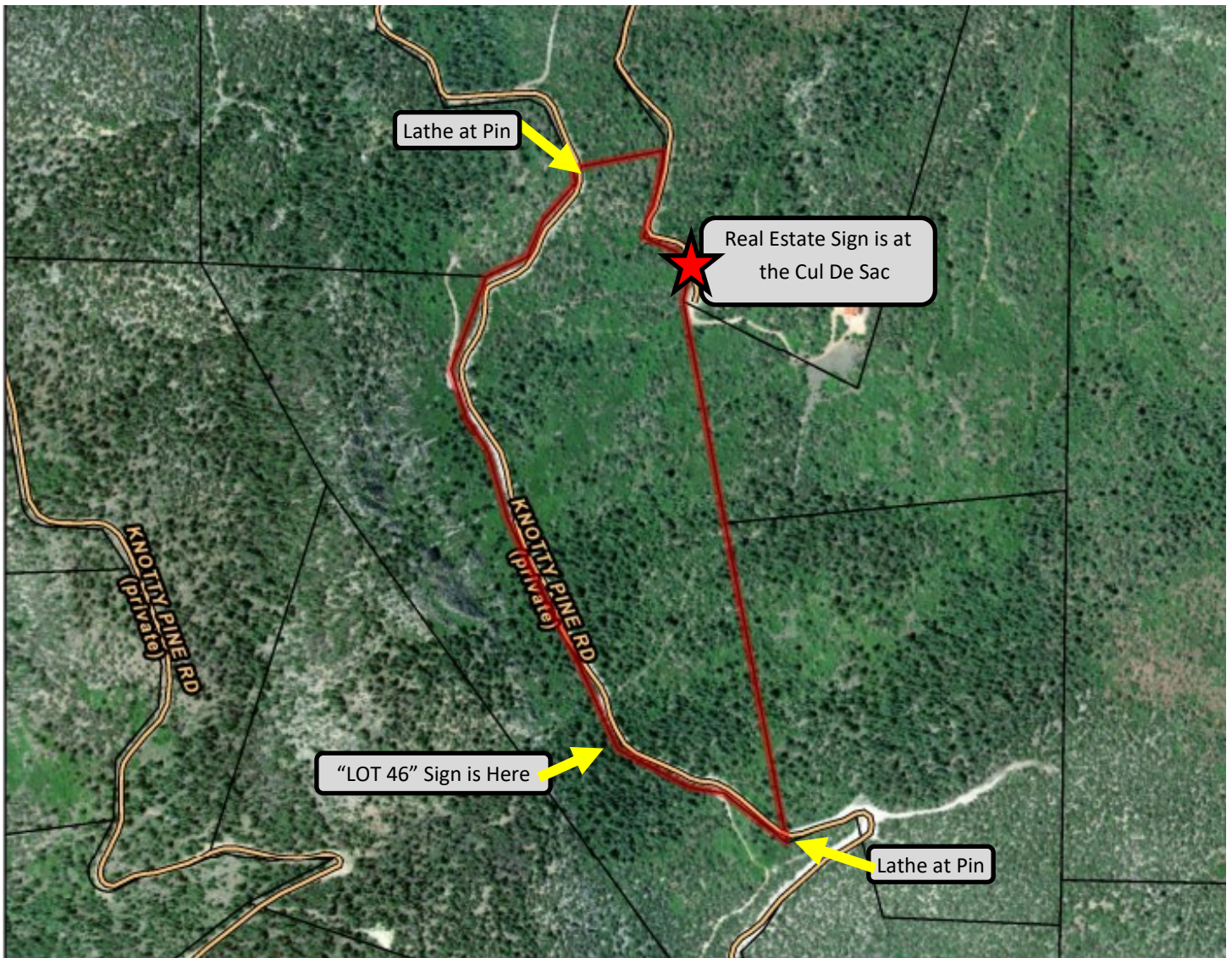
First  
**COLORADO LAND**  
Office

Epp@FirstColorado.com



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.



From Salida head east on Highway 50 to Howard, take County Road 4, Howard Creek Road, right, west, approximately 2.75 miles to Knotty Pine on your left, .7 to Bristle Cone Pine, left to lot 46 and sign at the cul de sac. While a good portion of this lot also fronts on Knotty Pine the power is at the Bristlecone Pine location.

