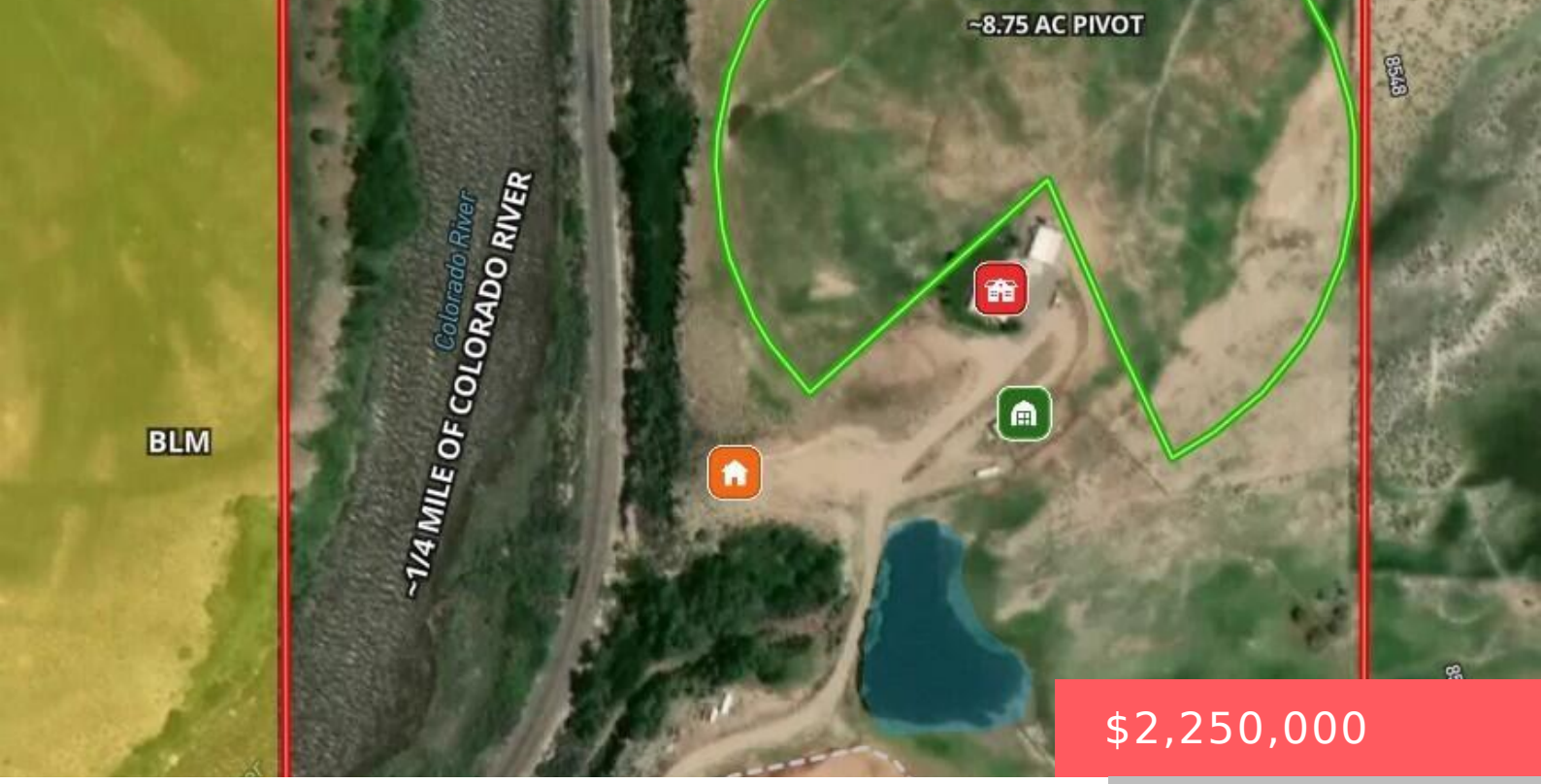


$2,250,000

COLORADO RIVER 25511 ROAD, BURNS, CO, 80426

https://resortdevelopmentmarketing.com

- 5 beds
- 3 baths
- Ranch, Single Family Residence
- Residential
- Active

Box B Ranch is situated on the Colorado River offering private live water access, exceptional views, and close proximity to endless adventure. The near ¼ mile of private river shoreline provides amazing wildlife habitat, fishing right out the back door, a launching pad for your paddle boards or rafts, and opportunity to obtain irrigation water. The 40-acres of deeded land is also adjacent to thousands of acres of BLM where you can literally head right out the gate on your ATV or horseback. The property includes two homes providing flexibility and opportunity. The primary home has vaulted ceilings in the living room, 3 comfortable bedrooms, very usable loft space, and a full basement for storage or easy expansion. The second home lives in just under 1,000 square feet and provides two bed rooms, one bath room, and an amazing back deck overlooking the river. The ranch is finished off with a riding/roping arena, fenced pasture, horse shelter with tack room and 3 runs, a catch pond, and a center pivot covering ~8.75 acres. (If interested, inquire about the 70 head USFS grazing permit!)





Brian Ripley

Basics

Category: Residential
Type: Ranch, Single Family Residence
Status: Active
Bedrooms: 5 beds
Bathrooms: 3 baths
Half baths: 0 half baths
Total rooms: 11
Floors: 2 floors
Lot size: 40 sq ft
Year built: 1997, 1997
Subdivision Name: Metes & Bounds
Agent Full Name: Brian Ripley
Bathrooms Full: 3
Lot Size Acres: 40 acres
Rooms Total: 11
Zoning: 4000 - AGRICULTURAL
County: Eagle

Building Details

Building Area Total: 4942 sq ft
Construction Materials: Frame, Log
Sewer: Septic System Approved
Heating: Other, Propane, Radiant Floor
Current Use: Horses, Pasture, Other
Stories: 2
Roof: Metal
Foundation Details: Poured in Place
Levels: Two
Floor covering: Carpet, Simulated Wood, Tile
Basement: Unfinished

Amenities & Features

Laundry Features: Other

Utilities: Internet, Propane, Satellite

Parking Features: Detached Garage

Fireplace Features: Wood Burning Stove

WaterSource: Private, Well

Interior Features: Vaulted Ceiling(s), Wood Stove

Cooling: Window Unit(s)

Flooring: Carpet, Simulated Wood, Tile

Fencing: Fenced

Waterfront Features: River Front, See Remarks

Garage Spaces: 2

Appliances: Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer

Patio And Porch Features: Deck

Miscellaneous

Road Surface Type: All Year **Listing Terms:** 1031 Exchange, Cash, New Loan

Pets Allowed: Yes

Courtesy of

List Office Name: Triad Property Advisors