



COLORADO RIVER 25511 ROAD, BURNS, CO, 80426

<https://resortdevelopmentmarketing.com>

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!)

\$2,250,000

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



Brian Ripley



Basics

Category: Residential

Status: Active

Bathrooms: 3 baths

Total rooms: 11

Lot size: 40 sq ft

Subdivision Name: Metes & Bounds

Bathrooms Full: 3

Rooms Total: 11

County: Eagle

Type: Ranch, Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Floors: 2 floors

Year built: 1997, 1997

Agent Full Name: Brian Ripley

Lot Size Acres: 40 acres

Zoning: 4000 - AGRICULTURAL

Building Details

Building Area Total: 4942 sq ft

Sewer: Septic System Approved

Current Use: Horses, Pasture, Other

Roof: Metal

Levels: Two

Basement: Unfinished

Construction Materials: Frame, Log

Heating: Other, Propane, Radiant Floor

Stories: 2

Foundation Details: Poured in Place

Floor covering: Carpet, Simulated Wood, Tile

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

