

# Imagine living in the Rocky Mountains



**\$ 3,250,000**



**26599 County Road 339, Buena Vista, CO 81211**

**WEB: BuenaVistaCo550acres.com**

- » **Beds:** 2 | **Baths:** 2 Full, 1 Half, 1 Three-Quarter
- » **MLS #:** 7372026
- » Single Family | 3,921 ft<sup>2</sup> | Lot: 550 ft<sup>2</sup>
- » 550 treed acres
- » A mile of San Isabel National Forest boundary
- » In protected conservation easement
- » At base of Mt. Princeton
- » Breathtaking mountain views



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This local artist's home and 550 gorgeous acres is located four miles west-southwest of Buena Vista, Colorado. The property has unobstructed views of the Arkansas River Valley and surrounding mountain ranges. All the lands have been placed in protective conservation easements to preserve for all time the wildlife, ecological, and scenic values of this majestic location. The entire western boundary of the property, approximately one mile, borders San Isabel National Forest.

The acreage includes mixed conifer forests dominated by ponderosa pines but also include lodgepole pine, limber pine, Douglas fir, blue spruce, piñon pines, and bristlecone pine. There is a large quaking aspen forest, as well as open grazing prairie and approximately ten acres of haying ground. Included in the sale are water rights from the Silver Prince Creek which flows out of the National Forest onto the land in the southwest corner of the 160-acre parcel.

Three separately deeded tracts of land comprise the 550 acres. The home is located on the 320-acre tract. The 160-acre tract includes historic Gus's cabin, the haying field, and the majority of the aspens. The third tract is a 70-acre treed parcel. Additional

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