

Donna Corrigan, Broker

16350 County Road 16



- *78 acres in the pristine Morrison Creek Valley on Lynx Pass*
- *2,200+ sq. ft. well-appointed log home with 3+ bdrms, 3 baths*
- *Newer 3-vehicle garage with lots of storage*
- *Two horse stalls, a corral, washing area for horses, and a tack room*
- *Great fishing in N. Fork Morrison Creek and stocked pond.*
- *The terrain is a lush mix of aspen and conifer forest interspersed with willow, meadows and beaver ponds*
- *Borders National Forest on three sides - Easy access to mountain biking, snowmobiling, hiking, horseback riding, hunting & wilderness.*

Offered at \$1,450,000

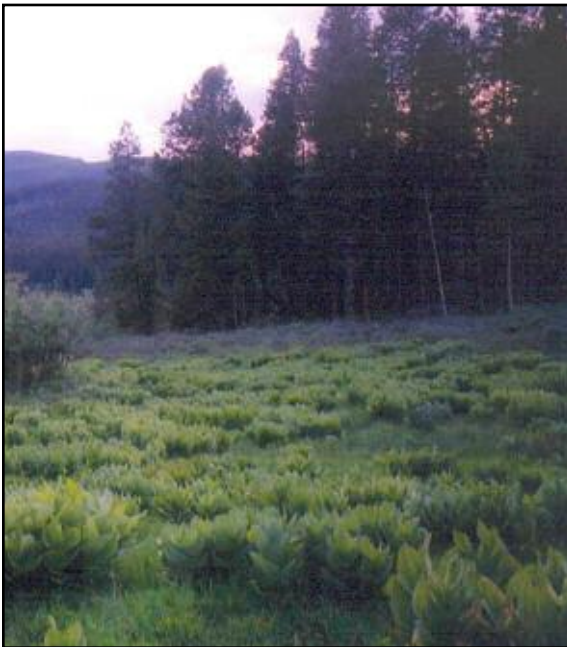
Exclusively Listed by: Upper Yampa Realty, Inc.
218 E. Main Street, Oak Creek • (970) 736-8454
uyri@steamboatsouth.com • www.colorado-ranches.com



Beautiful views from your private luxury hunting cabin in the woods. This log cabin comes fully furnished. The sellers will be excluding just some personal items. *Inventory list on request.



Excellent horse property: Large 3 vehicle garage in front, horse stalls, horse shower, tack room and corrals in back. Also a walk-in meat cooler and equipment shed.

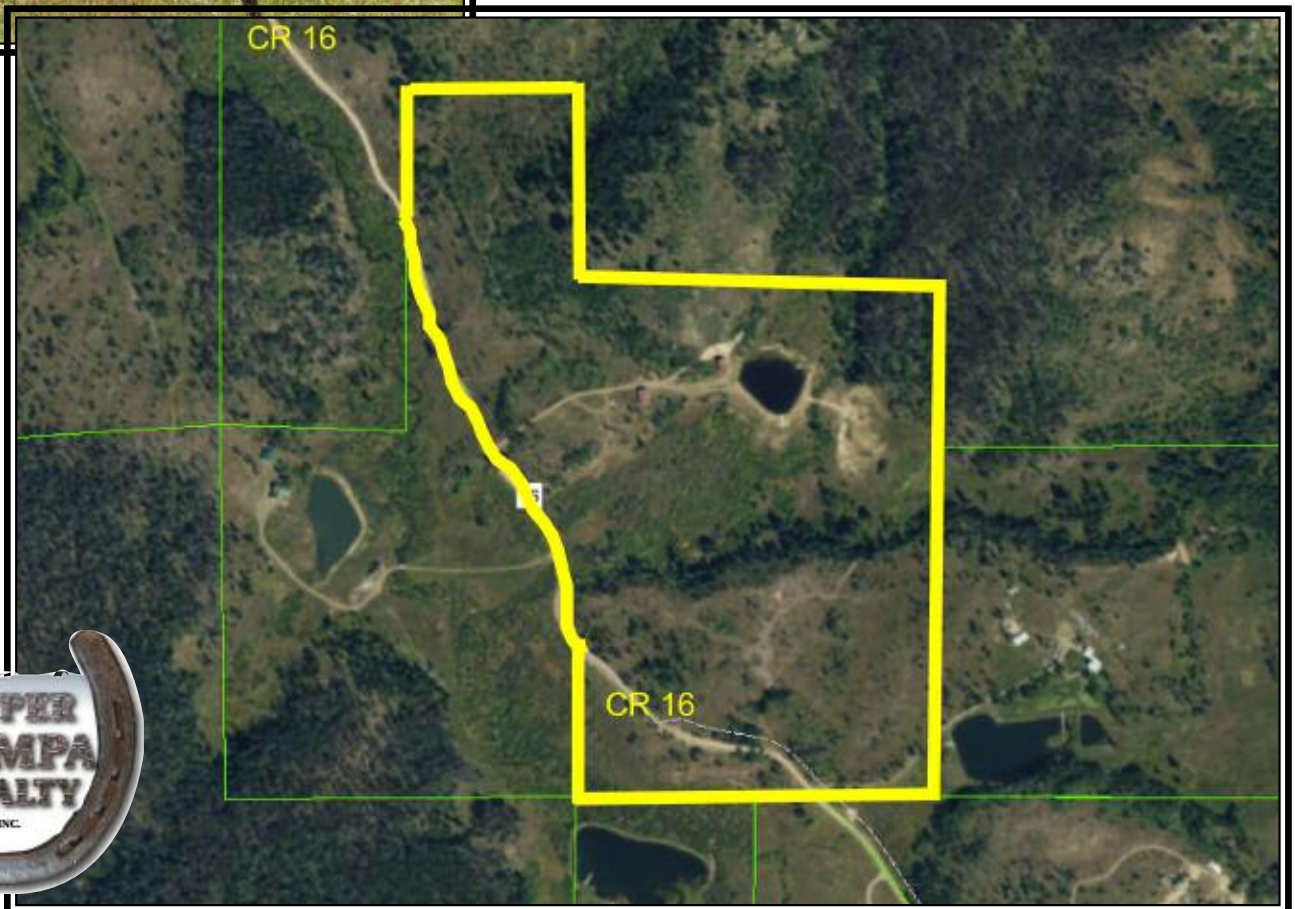


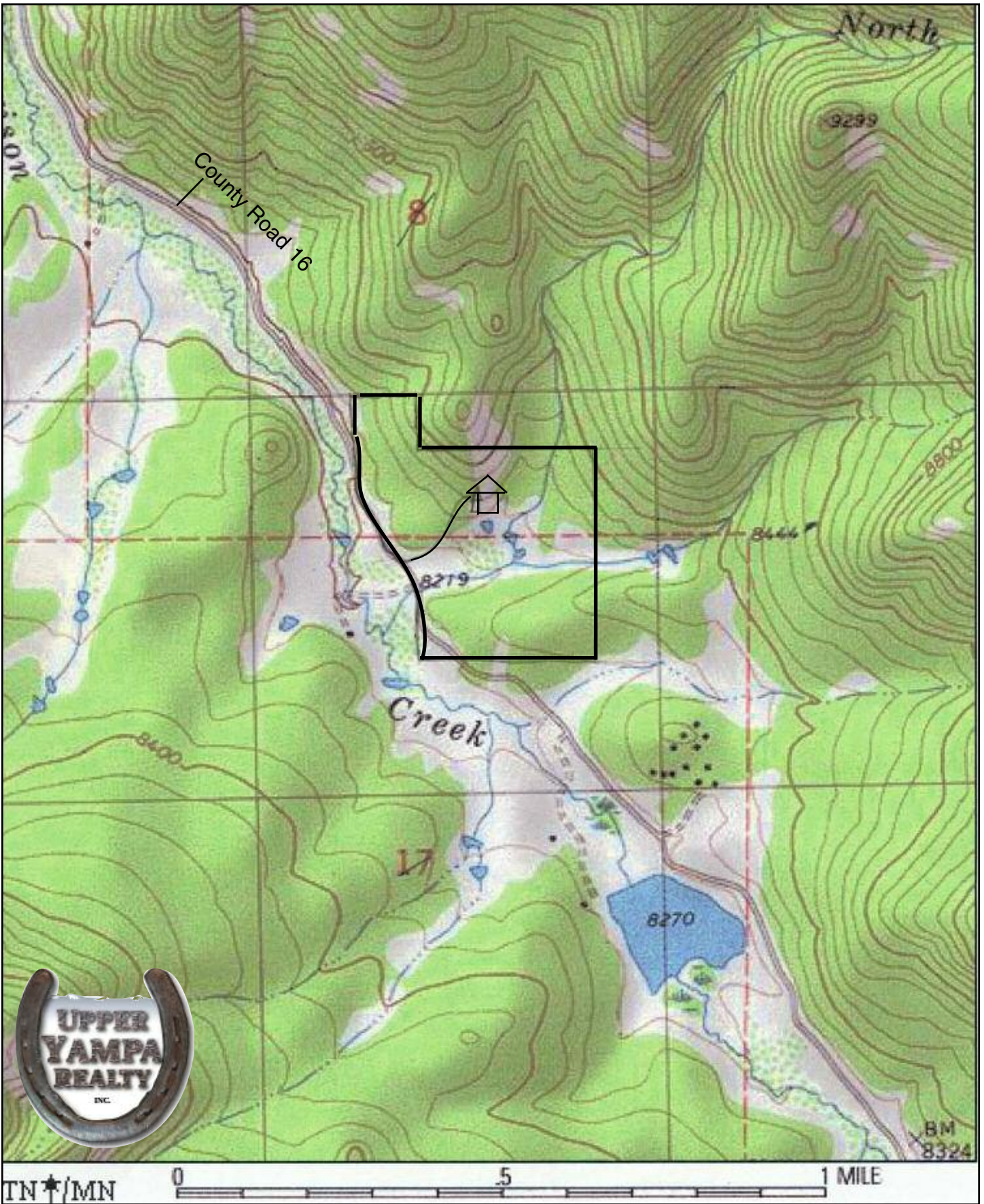
Sit back and enjoy the sunrises, sunsets, and wildlife attracted to the pond and lush meadows. Listen to the joyful sounds of a Rocky Mountain morning and the tranquil sounds in the evenings.





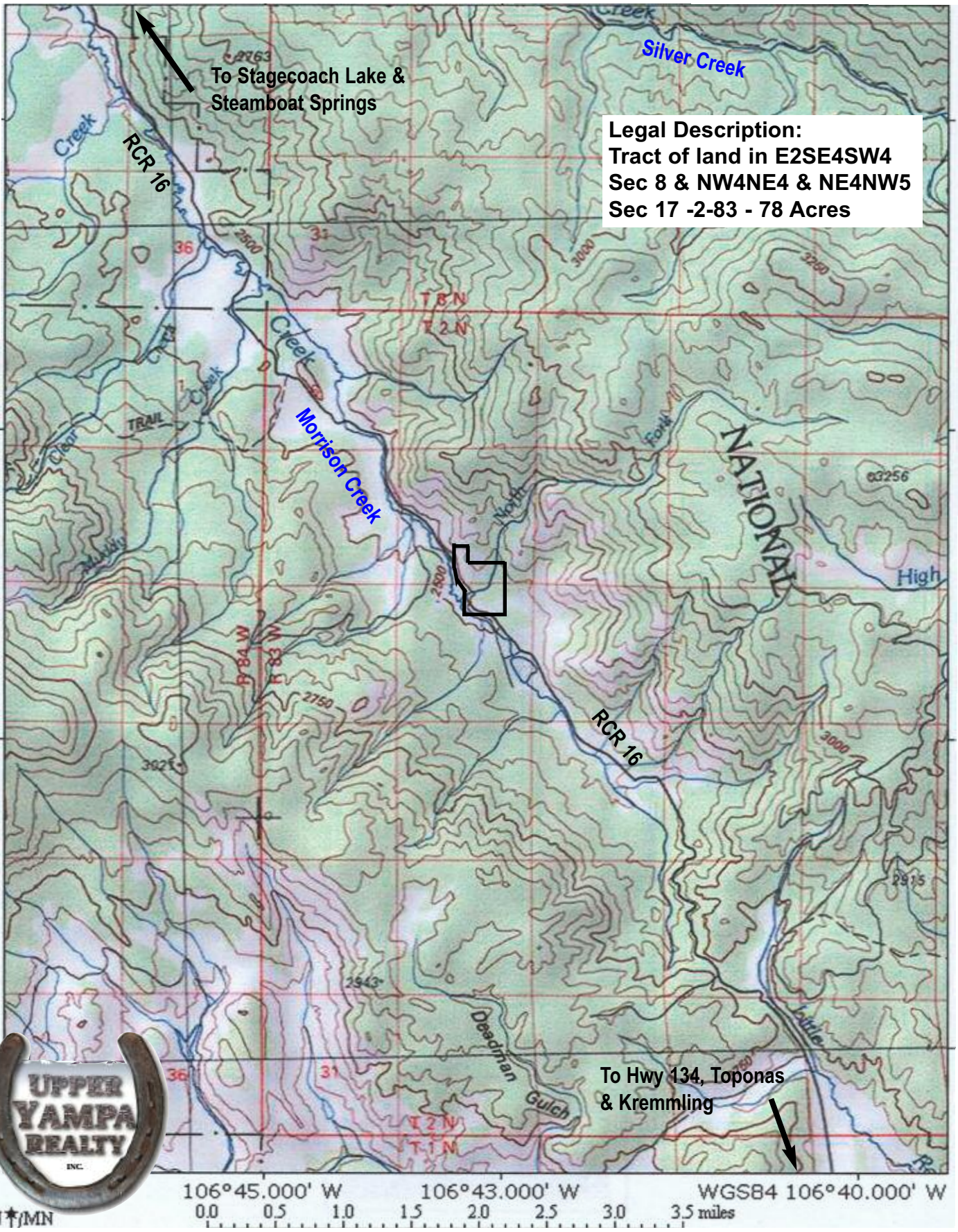
This beautiful log cabin takes full advantage of the surrounding Forest and Morrison Creek Valley views. Some of the special features include a large pantry, glass block shower with views, and a river-rock fireplace. This home comes fully furnished with an inventory list on request.





Land areas are approximate and subject to survey. Map is intended as a visual aid only.

970-736-8454-O Donna Corrigan, Broker Upper Yampa Realty, Inc.
970-846-8454-C uyri@steamboatsouth.com • www.colorado-ranches.com



Land areas are approximate and subject to survey. Map is intended as a visual aid only.

970-736-8454-O Donna Corrigan, Broker Upper Yampa Realty, Inc.
 970-846-8454-C uyri@steamboatsouth.com • www.colorado-ranches.com