

## **FOR SALE – LOT 91 - \$110,000**

**10795 County Road 197A, Nathrop, CO 81236**

### **MOUNTAIN GETAWAY or FULL-TIME LIVING or INVESTMENT in NATHROP, COLORADO!**

**PRIME Location at Chateau Chaparral where CHALK CREEK meets the ARKANSAS RIVER! ... Halfway between Buena Vista & Salida! Buy now & make your Mountain Dreams come true! Best Deal in The Arkansas Valley!! DEEDED Lot with lots of amenities to enjoy year-round!**

**Affordable mountain living located in a prime active destination area known for its outstanding outdoor recreation & many fun activities! Own your Lot (no lot rent) in a secluded community located on the River with Spectacular 360-degree Mountain Views. You have exclusive access to a footbridge over the River to an additional 7 acres (owned by HOA) & leading into protected pristine canyons, rivers, backcountry forest & lots of wildlife in Browns Canyon National Monument. You will have access to the River & access to private beaches fronting the Arkansas River. Whether this is your weekend vacation getaway, seasonal or full-time year-round home, or investment, you will enjoy Chateau Chaparral for its great location in Nathrop, Colorado, near Buena Vista & Salida ... there are endless winter/summer activities & recreation nearby ... Monarch Ski Resort ... Mt Princeton Hot Springs Resort ... the Collegiate Peaks (12-fourteeners) ... many lakes & St Elmo Ghost Town nearby. Nothin' like clean mountain air, outstanding activities & enjoying the mountain lifestyle!**

Chateau Chaparral is a fabulously secluded HOA controlled community with 306 privately owned lots. The Park is truly a “hidden gem” located on the Arkansas River & Chalk Creek, snuggled in the Arkansas Valley surrounded by The Collegiate Peaks (with outstanding 360-degree views). Sunrise & sunsets are outstanding! The HOA owns land on both sides of the Arkansas River (white water & fisherman’s paradise awaits you) with exclusive access to a footbridge over the Arkansas River with trails leading you directly to Brown’s National Monument. Community lodge for meetings & activities. Common kitchen & firepit area. 4 common bath houses, laundromat & recreation areas. Water, sewer, trash, park maintained, RV dump & park manager – all included in HOA.

Nathrop is located in Chaffee County between Buena Vista (approx. 15 minutes away) & Salida (approx. 25 minutes away) so you are very close to lots of shopping, restaurants, & conveniences. With 85% public lands, Chaffee County is a gold mine for outdoor recreations of all kinds! There is World-Class whitewater rafting, Gold-Medal fishing, horseback riding, camping, hiking, mountain biking, E-biking, ATV’ing, Jeep trails, 4-wheeling, dirt biking, snow skiing, snowboarding, snow shoeing, cross country skiing, snowmobiling, tubing, canoeing, kayaking, rock climbing, hunting, hot springs, golf & much more! Monarch Mountain Ski Resort is only 30 minutes away. Ski Cooper is 45 minutes away. Vail, Breckenridge, Copper Mtn Resorts are just over an hour away. Hospital & healthcare nearby and an airport in Buena Vista as well. Conveniently relax close by at Mt Princeton Hot Springs, Cottonwood Hot Springs, or Salida Hot Springs. Twin Lakes is 35 minutes away. With our sensational rise in popularity, Chaffee County has become a great place to work, play, & invest in real estate.

### **OWN YOUR VERY OWN PIECE OF PARADISE RIGHT ON THE ARKANSAS RIVER!**

**FOR MORE INFO ... CALL RANDY 719-648-9902**

**IF INTERESTED ... I CAN SELL YOU A PARK MODEL!**