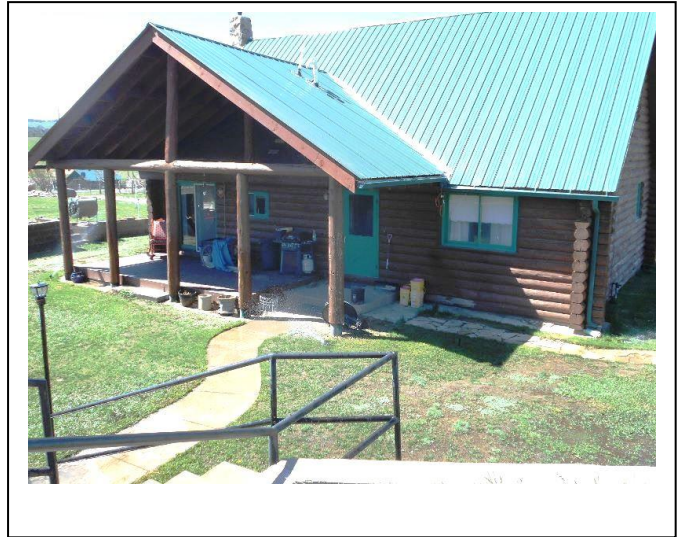




758 Railroad Ave., Rifle, CO 81650 970-625-1616  
Information available 24 hours a day at  
[www.goldstarrealtyinc.com](http://www.goldstarrealtyinc.com)

## **LOUTHAN PROPERTY**

**Address: 529 County Road 326, Silt**  
**Price: \$750,000**  
**Earnest Money: \$50,000**  
**MLS #: 155425**  
**Subdivision: NA**  
**Legal: Lengthy**  
**Taxes: \$1352.60/2017**



**A RUSTIC LANE LEADS TO THIS VERY PRIVATE LOG HOME ON 63 ACRES!** This home features a metal roof, open concept living room (vaulted ceiling and fireplace with wood stove insert), dining room and kitchen. The master bedroom and bath plus a loft area are on the upper level and the other 2 bedrooms, full bath, laundry/mudroom, and living/kitchen/dining area on the main level. The equipment shop is a 20'x40' metal building with 14' ceilings, a Chicago boom and a wood stove so you can work in the winter. The shop also has a 4 stall carport attached. The 24'x32' barn is surrounded by corrals and comes with a loading chute and a calf chute. The hay fields are watered by 520 shares of Multi Trina Ditch by way of the pivot and 2 guns which are included. The pond is fed by the springs and has 2 pumps included, one for the fields and one for the fruit trees, garden, lawn, waterfall ponds and the grove of trees, all on sprinkler system. **THIS PROPERTY IS MORE THAN A NEW HOME FOR YOU!!!!**

**Bedrooms: 3**  
**Baths: 2**  
**Year Built: 1995**  
**Apx. Sq.Ft: 1280**

**Apx. Lot Size: 63 Acres**  
**Construction: Log**  
**Roof: Metal**  
**Carport: 4 Stall**

**Heat: In floor Radiant Propane**  
**Cooling: Window AC**  
**Sellers Disclosure: Yes**  
**Covenants: No**  
**Fenced Yard: No**  
**Tax Dist.: 023**  
**Possession: DOD neg.**  
**Condition: Very Good**  
**Zoning: Rural**

**Living Room: 15'9x17' apx**  
**Kitchen: 10'x9' apx**  
**Dining Room: 8'x8' apx**  
**Master Bedroom 12'x10' apx**  
**Bedroom 2: 9'6x11' apx**  
**Bedroom 3: 10'x12' apx**  
**Utility Rm: 9'9x7'6 apx**  
**2 Huge closets**  
**Loft: 8'6x12' apx**

**Inclusions:** refrigerator, range, dishwasher, window coverings, room air conditioner, washer/dryer, 2 satellite dishes, ceiling fans, wood stove in shop, Chicago boom, irrigation equipment consisting of pivot, 2 guns, 2 pumps in pond, farm equipment consisting of round baler, rake, swather, loading chute and calf chute. All cut and uncut firewood, propane tank, and 1 above ground fuel tank.

**Exclusions:** 1 above ground fuel tank, chain hoist in shop, freezer in utility room, mineral rights, owners Personal property.

**Listed by: LINDA UPTON, aka Red the Realtor**  
625-1616 or 1-888-264-6128



THIS INFORMATION, WHILE DEEMED ACCURATE IS NOT GUARANTEED BY SELLER OR GOLD STAR REALTY, INC. IF CALCULATIONS OR MEASUREMENTS OF THE PROPERTY ARE A DECISIVE CONSIDERATION IN ENTERING INTO A CONTRACT TO PURCHASE, IT IS BUYER'S RESPONSIBILITY TO INDEPENDENTLY VERIFY SUCH CALCULATIONS OR MEASUREMENTS



