

# Single Family, Other - Walsenburg, CO



## 710 Horseshoe Cir, Walsenburg, CO, 81089

Offered at \$537,000

Fantastic barndominium build opportunity! Huge 60x60 shop with electric and plumbing for 1800sf residence buildout ready or simply the RV barn of your dreams! Concrete slab, 25'6" overhead door, R40 insulation, separate breaker boxes, Reznor high BTU propane heater, wood stove and Polk Audio speakers! The shop already includes an RV deck with kitchen setup, and combo RV washer/dryer. The residence side has 3 large Pella dbl pane windows with views, Anderson sliding door onto privacy fenced deck complete with awning, grill and firepit. Additional outdoor RV pad with tiedowns, electric and septic hookups, decking, and satellite dish (plus materials for canopy). The second 40x50 shop includes blown in insulation, 8,10 & 12' overhead doors, 50amp power, and propane heater. See more... Two acres around the improvements are fully fenced, with manicured landscaping, dog house, shooting range and incredible views. Property is easily accessible but private, includes an open meadow, plenty of treed land, and beautiful rocky outcroppings. Eligible for well permit, currently hauls water with 500g tank on trailer, and has 2000g inground cistern. Much of the personal property is available or negotiable, including tank & trailer, Polaris, shop tables, shelves and tools. There is simply too much to describe, come see this dream getaway and imagine yourself living the life today!

2 Bedrooms

1 Bathrooms

3,600 sqft

35.24 acre (lot size)

Built: 2009



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