

**8984 County Road 300**  
Parachute,



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**\$999,975**

**4 Bedrooms | 2 Bathrooms | 1,824 Sqft**

Premier Equestrian Estate on 12.24 Acres with Colorado River Frontage – A Rare Opportunity!! Welcome to an exceptional horse property offering the perfect blend of natural beauty, functionality, & riverfront tranquility. Set on 12.24 acres of gently sloping terrain, making it a true gem for equestrian enthusiasts & nature lovers alike. Fully fenced, ample space for riding arenas, barns, & stables, ideal layout for private training facility or hobby ranch. Stunning views of surrounding mesas & river valley. Level ground for easy access & future development. Conveniently located near I-70, yet peacefully tucked away in a private setting. Plenty of room for additional structures, guest quarters, or an income-producing operation. Whether you're looking to create a private horse sanctuary, a riverfront retreat, or a working ranch, this property offers unmatched versatility & value. Co-Lister Bryan Clark 970-987-2220



**Barb Hecht**

Phone: (970) 201-3994

Bray Real Estate

Office: (970) 242-3647

For full listing details, please scan:

