



FACT SHEET: 36825 HIGHWAY 149, CABIN #4, CREEDE, CO 81130

- **Asking Price: \$480,000 - GREAT PRICE REDUCTION!!**
- MLS#: 832701
- 1,408 Square Foot Log Cabin with Metal Roof, built 1931
- Cabin #4, XIC Ranch
- 1 Bedroom, 2 Bathrooms with a Loft - Remodeled in 1986
- Woodstove, Hardwood Floors, Covered porch
- Property Taxes 2023: \$859.00
- Amazing View of the Rio Grande River Valley and Mountains
- Approximately 20 minutes upriver from Creede

Don't miss this rare opportunity to have a log cabin at XIC Ranch!

This home offers the uniqueness of the original cabin with thoughtful attention to detail in modernization. Two baths were added downstairs and a large main bedroom created. A lovely kitchen, a living/dining area, sitting room and an enlarged loft give plenty of room to have family and entertain guests. This cabin is a part of XIC Ranch, formed from Wright's Lower Ranch Cabins. XIC Ranch is a 40 acre parcel with 10 cabins and common access to the acreage.

XIC membership offers 1/10 ownership in 40 acres and a perpetual lease of cabin #4. Views of the mountains, river valley and the peace and quiet of this special place await.

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