



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
- 2 Bedrooms, 2 Bathrooms with a Loft - Remodeled in 1986
- Woodstove, Blue Pine Hardwood Floors Throughout, Covered Porch
- Property Taxes 2025: \$1,167.68
- Amazing View of the Rio Grande River Valley and Mountains
- Approximately 20 minutes upriver from Creede

Don't miss this rare opportunity to own a log cabin at the 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, a 40 acre parcel with 10 cabins, formed from the historic Wright's Lower Ranch Cabins. Sale of this cabin conveys cabin ownership, perpetual lease of the land on which the cabin sits, as well as XIC membership which is 1/10 ownership in the 40 acres and common access to this acreage. Views of the mountains, river valley and the peace and quiet of this special place await.

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