

# \$115,000 - 211 Stegosaurus, Dinosaur

MLS® #4036265

**\$115,000**

Bedroom, Bathroom,  
Land on 0.32 Acres

Artesia, Dinosaur, CO

Well now, partner, if you're lookin' to stake your claim in the wild beauty of the West, gather 'round and listen close...

Up for grabs is a mighty fine piece of real estate right in the heart of Dinosaur, Colorado - where the elk roam free, the skies stretch wide, and opportunity rides tall in the saddle.

We're talkin' .32 acres of dual-zoned land - commercial and residential - meanin' you can hang your hat and hang your shingle. Whether you're dreamin' of a saloon-style storefront, a guide outpost, or a rough-and-ready homestead, this here parcel's got the bones for buildin'.

And let me tell you about the garage - it ain't no rickety old shack. It's a large, solid-built structure fit for a blacksmith, mechanic, or a hunter with more gear than sense. You got toys? You got tools? You got a side business in fixin' stagecoaches or modern-day steel horses? This place'll hold it all.

Step outside and you're lookin' at prime elk country. That's right - whether you hunt for sport or just appreciate the view, you're sittin' pretty near some of the best wildlife in the Rockies.

And if that ain't enough to tickle your spurs, this gem sits just a stone's throw from Dinosaur National Monument - a legendary



land of prehistoric giants and untamed wilderness. The foot traffic alone could keep your business busier than a poker table on pay night.

So don't dilly-dally, friend. Opportunities like this don't come 'round often. This ain't just land - it's a lifestyle, a frontier, a shot at somethin' real.

Call for details and make an deal that'd make Wyatt Earp raise an eyebrow.

Contact Betsy Sharpe  
Come on now... saddle up and claim your piece of the Old West - before someone else does.

**Essential Information**

|          |                 |
|----------|-----------------|
| MLS® #   | 4036265         |
| Price    | \$115,000       |
| Acres    | 0.32            |
| Type     | Land            |
| Sub-Type | Unimproved Land |
| Status   | Active          |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 211 Stegosaurus |
| Area        | Dinosaur        |
| Subdivision | Artesia         |
| City        | Dinosaur        |
| County      | Moffat          |
| State       | CO              |
| Zip Code    | 81610           |

**Amenities**

|              |          |
|--------------|----------|
| # of Garages | 4        |
| Garages      | Detached |
| View         | City     |

**School Information**

District                      Rangely RE-4

**Additional Information**

Days on Market      169  
Zoning                      Residential/Commercial

**Listing Details**

Listing Office              Sharper Colorado Homes LLC

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