

# REAL ESTATE



## Ride on Home to Authentic Colorado!



Unassigned, Trinidad, CO 81082

**\$164,900**

Interstate 25 Frontage, Colorado Affordable Opportunity for Development of Vacant Commercial Lots 14.31 ACRES! Interstate 25 is your gateway to success...off Exit 11 south on the frontage road past Wendy's, Tequilas and Hotel and RV park is your opportunity to create your commercial space in a high traffic booming area. Southern Colorado is home to growth and upcoming surprises. See it now. Call for appt. (Utility approx. 1/4 mile away. Located in County Annex or seek County approval) Water line there but in need of restoration.

316 Prospect St, Trinidad, CO 81082

**\$325,000**

YOUR PERFECT BUSINESS LOCATION! What an opportunity for the entrepreneur joining the future growth of small business in our area of beautiful and special southern Colorado! The location of over a 1/3 of an acre of PRIME real estate captures both the College traffic and Highway 12! Next to Grand Rental and Domino's Pizza. At any rate...The Natural Food Store has operated successfully here for over 13 years and the owners are ready to retire. 2024 SQ FT of building and 15625 SQFT of Community Commercial land site with all City of Trinidad amenities. Call us now and we will schedule your personalized tour.

1506 E Main St, Trinidad, CO 81082

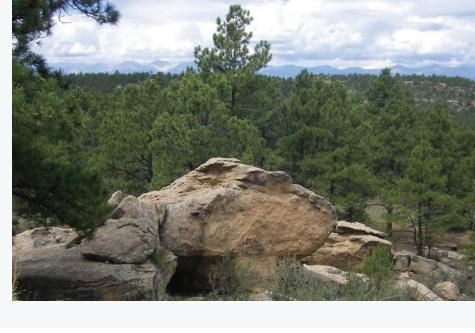
**\$350,000**

GREEN ZONE DISTRICT - HOSPITAL DISTRICT - MAIN STREET DISTRICT - EAST MAIN BUSINESS DISTRICT - HIGHWAY HIGH TRAFFIC DISTRICT - What More Could you ask for in Location??? This 1620 SQ FT Commercial Building Space with 891 SQ FT Residential Space Combines One Heck of an Opportunity. Lot size is great at over a 1/2 an acre with a great and usable lay-out for expansion. Imagine your new entrepreneurial dream here! Once a successful day care center and rental apartment - now vacant - it is eligible for many new ventures and it can accommodate your ideas for sure! Call now and secure a wonderful commercial investment opportunity available now.

26650 Co Rd 44, Trinidad, CO 81082

**\$119,900**

WHAT A DEAL OF A LAND HOME PACKAGE BUY! Are you looking for some of the nicest land close to Trinidad and Aguilar Colorado? See this 35 ACRE GEM with 3 bedroom/2 bath home (needs lots of TLC- but so what? for this price?!!! Loads of potential and is built on a solid concrete foundation with full basement. Nice covered deck covers 3/4 of the home. Home sits on 35.20 acres with a stream running through the property. Property near the county road but trees provide privacy from county road. Property is partially fenced. Historic Water Well serves this property "well". Being sold "AS IS WHERE IS WITHOUT WARRANTY OR CONDITION" and is priced to sell easily. If you are handy - this one may be just for you!



Big Pine Ridge, Tract 72, Weston, CO

**\$78,500**

Accessible, Private and Perfect - are just a few exceptional features of this beautiful mountain property ready to build your permanent or weekend escape home! Close to Stonewall and the Highway 12 amazing recreational with power nearby and home to a wildlife community of deer, Elk, and many species of birds and turkeys. This is your special opportunity to seize the moment of your dreams.

## Dog Gone Great News!



If you are looking for the latest in Trinidad news and a great place to advertise look no further than The Chronicle-News.

Changes are happening everyday with new pages, including a restaurant page, healthcare page, real estate page and now a special section dedicated to our sister city in New Mexico, Raton!

Give us a call today to advertise in The Chronicle-News.

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MEDIA GROUP**

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**OPEN HOUSE**  
• WINE & CHEESE •

**33029 Alpine Meadows Drive \$674,900**

**33233 Fox Trail \$1,100,000**

**33051 Mountain Meadow Overlook \$499,900**

**SEPTEMBER 26TH FROM 5:00 TO 7:00**

For more information contact Arica Andreatta: (719) 251-3692 or [Arica@COTWrealstate.com](mailto:Arica@COTWrealstate.com)

## COLLEGE SPORTS

### Trojans men's soccer team split weekend home games

**Mike Salvato**  
Athletic Director  
Trinidad State

TRINIDAD, Colo. - The Trinidad State soccer team picked up their first win of the season on Friday, Sept. 13 afternoon with a convincing 3-1 defeat of Western Nebraska and then dropped a hard-fought contest on Saturday, Sept. 14 to Northeastern JC. The games were the first home contests of the season for the Trojans and were played at Central Park.

On Friday the Trojans struck first on a slick goal from Guilherme Caldas which was assisted by Jairo Barreras. Caldas' strike would be the only goal in the first 45 as the Trojans took the 1-0 advantage into the half. Trinidad doubled their lead early in the second half when the Cougars took a Trojan down in the box. Thiago Catao Navarro stepped up to the spot and slotted the penalty shot past the keeper. Ten minutes later, Bryce Seamans took a pass from Guilherme Caldas and fired it into the net to make it 3-0. WNCC would cut into the lead on a goal from Criztian Avalos in the 78th minute, but Trinidad would settle in for the 3-1 win. Trojan goalkeeper Eric Josue Estrada helped keep Western Nebraska



Trinidad State

Guilherme Caldas, right, heads the ball against NJC. Freshman Jairo Barreras, above, moves down the sideline in Saturday's game against Northeastern.

in check, finishing the day with nine saves.

The temperature at the park was higher on Saturday afternoon and the play on the field was more intense as well. Northeastern came to town after picking up a 4-1 win over Otero on Friday to meet the Trojans. The first half was well played with both teams getting good shots at goal only to see the keeper bat them away at the last second. NJC would finally get onto the scoreboard with an indirect free kick. Quentin Hornung scored on a little tip shot over the heads of the Trojan wall of defenders. Thing would get worse for the Trojans minutes later when a

bad slide tackle by Jahleel Cunningham would send him to the bench with a red card and leave the Trojans down a man the rest of the match. Despite the disadvantage the Trojans played solid defense and took shots on the counter to try and get the equalizer. At the end they couldn't get a shot home and they would fall 1-0. Goalkeeper Akim Larmond finished with five saves in the contest.

The Trojan men are now 1-1 in Region IX play. They will travel to northern Wyoming this weekend to face Sheridan College and Gillette College. TSJC will next be home on September 27 to face Northwest College.

