

Bostwick Park Irrigated Land
TBD Bostwick Park Road
Montrose, CO 81401

\$2,150,000
250± Acres
Montrose County



Bostwick Park Irrigated Land
Montrose, CO / Montrose County

SUMMARY

Address

TBD Bostwick Park Road

City, State Zip

Montrose, CO 81401

County

Montrose County

Type

Ranches, Horse Property, Undeveloped Land

Latitude / Longitude

38.529174 / -107.752673

Taxes (Annually)

2431

Acreage

250

Price

\$2,150,000

Property Website

<https://aspenranchrealestate.com/property/bostwick-park-irrigated-land-montrose-colorado/65982/>



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PROPERTY DESCRIPTION

Bostwick Park Irrigated Ranch Land for Sale

Irrigated ranch land with tremendous water rights for sale just outside of Montrose, Colorado. The property is a total of 250+- acres of productive irrigated ranch land with county road frontage with views of the San Juan Mountains to the South, and the Uncompahgre Plateau to the West. Bostwick Park is a rural, quiet community of country homes and hay ranches with year-round access, good irrigation water, and plentiful wildlife and game calling the park and public lands surrounding it home. Located at 7,000 feet in altitude, this ranch is perched above the hustle and bustle of the valley floor while the town of Montrose is located conveniently just 12 miles from downtown. The acreage comes with a small horse barn with 4 stalls located adjacent to the Bostwick Park county road. Additionally, there is a domestic water well located near the horse barn, providing ready access to domestic water for construction of a home.

Quick Details:

- 250 acres
- 4-stall horse barn
- Domestic water well
- County Road frontage
- Two (2) Access roads
- Seeded/ fertilized this year /last year
- 4 to 5 tons / acre production if in better condition
- 50 hp electric pump pivot
- 7-tower 1,260 ft Reinke pivot
- West Lateral canal runs through property
- Cimarron Ditch & Canal Company - 7 shares (225 acre-feet)
- Bostwick Park Conservancy District – 775 acre-feet

Pressurized Irrigation Ranch Land for Sale

This irrigated ranch land for sale supplies water to almost every corner of the property either by pressurized pivot or gated pipe irrigation for efficient & easy delivery. The Reinke pivot is powered by a 50 hp electrical pump, is 1,260 feet long with 7 towers, and irrigates a total of 115 acres. The remainder of the acreage is irrigated by gated pipe, situated on the crests of the slightly rolling terrain, and covers all but the small corner in the South West. The fields are marked, and water flows easily where its needed.

The original property comprised of 283+- total acres with a large home & shop building. The Seller of the property has elected to keep the home & 35 acres of land, and offer the majority of the land with proportional water rights for sale. Currently, the entire 283 acres has 775 acre-feet of water out of the Bostwick Park Conservancy District, and 7 shares of the Cimarron Ditch & Canal Company water equaling approximately an additional 225 acre-feet. This totals a whopping approximate four (4) acre-feet of water to be utilized for each irrigated acre. Water rights are adjudicated to the land and will transfer proportionately to the irrigated acres purchased. Final water shares and acre-feet amounts will be determined by the Water District.

The 250 acres offered for sale has been surveyed to provide county road frontage, and access through two different locations to the ranch. Historically, the ranch produces 4 to 5 tons of hay per acre when managed correctly.

Late Season Elk & Mule Deer Hunting

During the later months in the fall, the ranch is home to mule deer bucks, and large elk herds. The ranch is currently leased to a local outfitter for mule deer & elk hunting, with great late season success on private land hunts. Elk herds will spend winters on the ranches in the Bostwick Park area, and this acreage is some of their favorite with the pinion and juniper tree forest adjacent to the West.

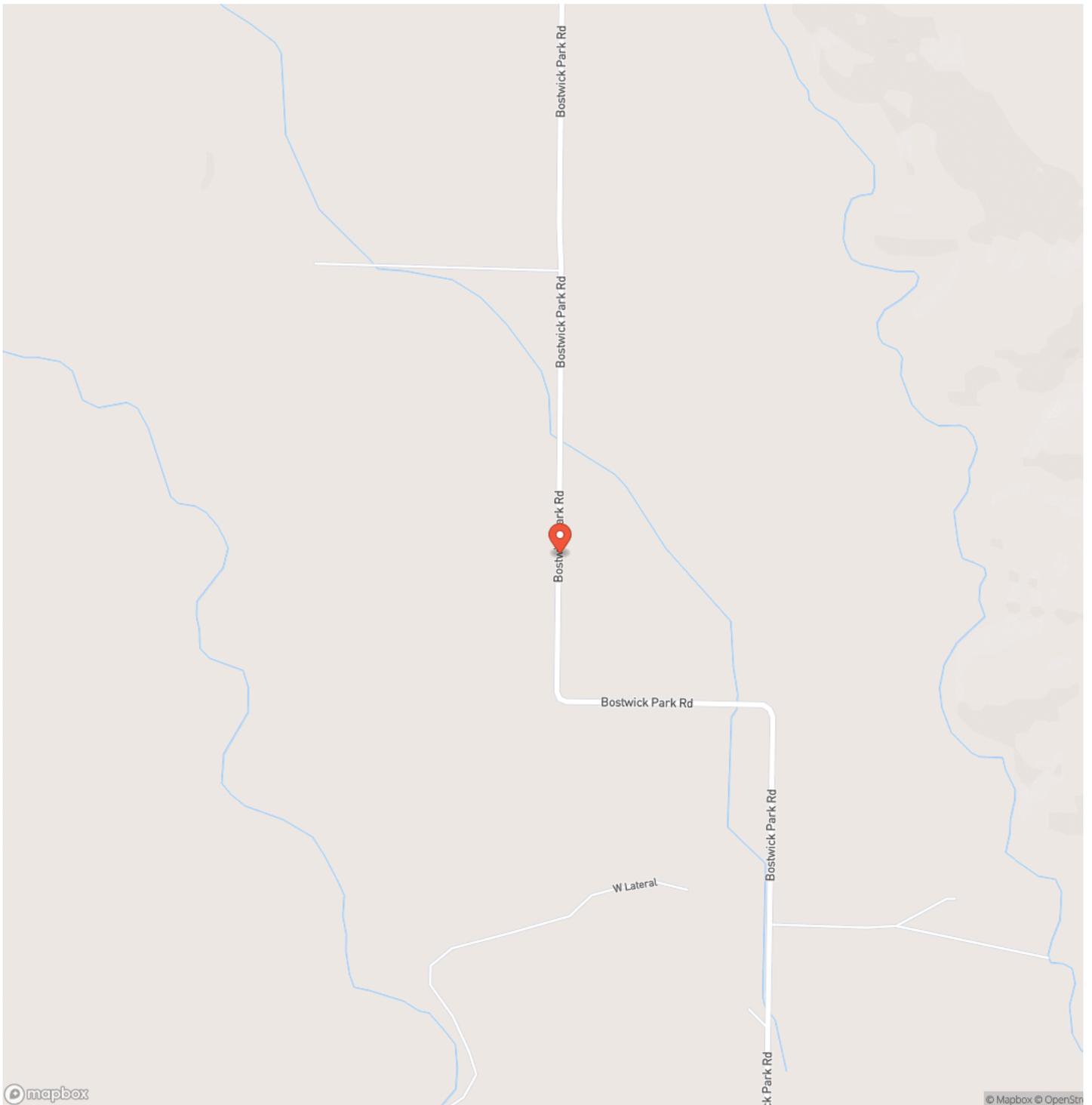
The West Lateral Canal of the Bostwick Park Conservancy District water flows through the middle of the property. This allows for plenty of stock water for animals throughout the year.

MORE INFO ONLINE:

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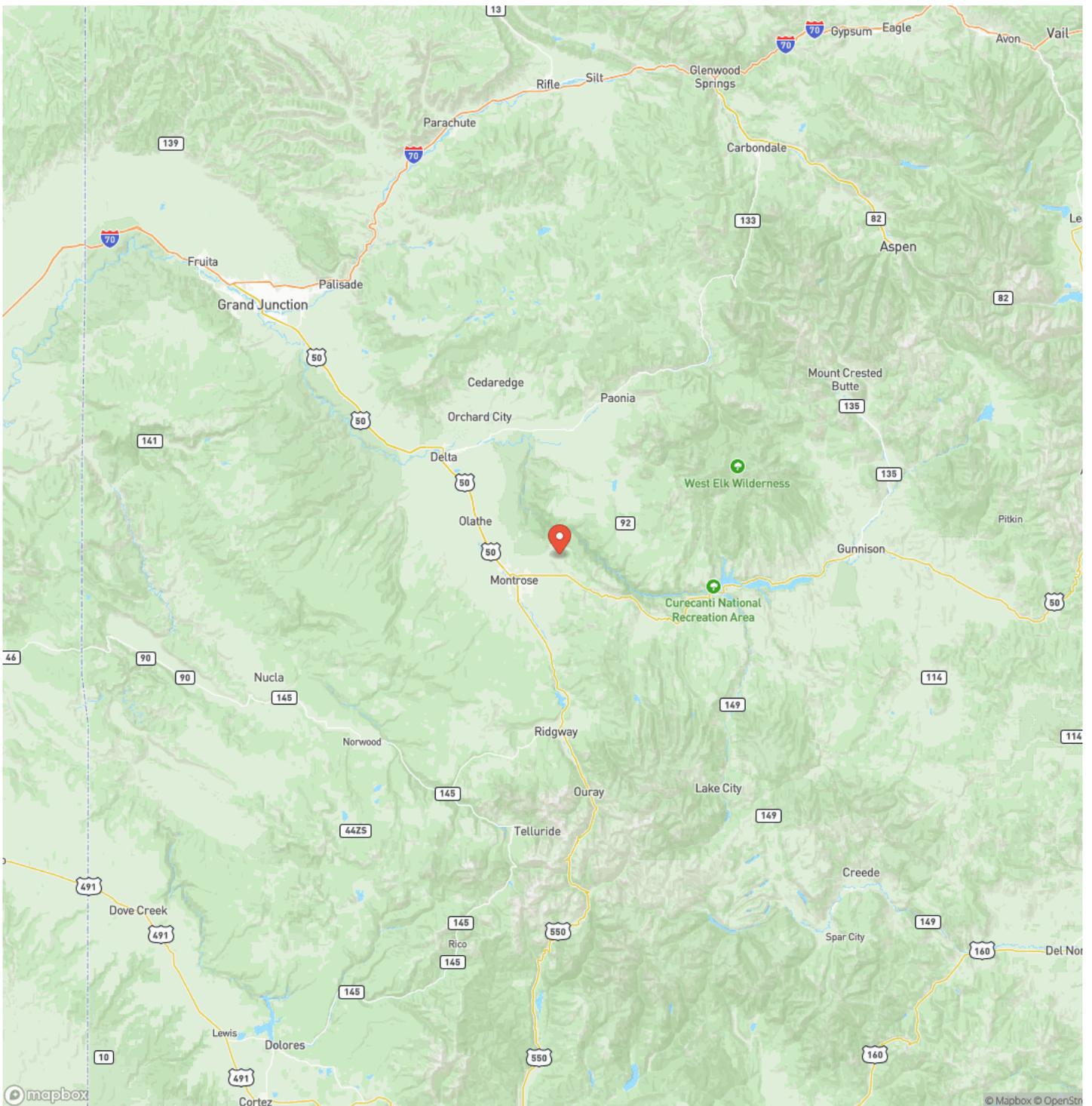
Locator Map



MORE INFO ONLINE:

aspenranchrealestate.com

Locator Map



MORE INFO ONLINE:

Satellite Map



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