

**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/>



## **Bostwick Park Irrigated Land**

### **Montrose, CO / Montrose County**

---

#### **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:**



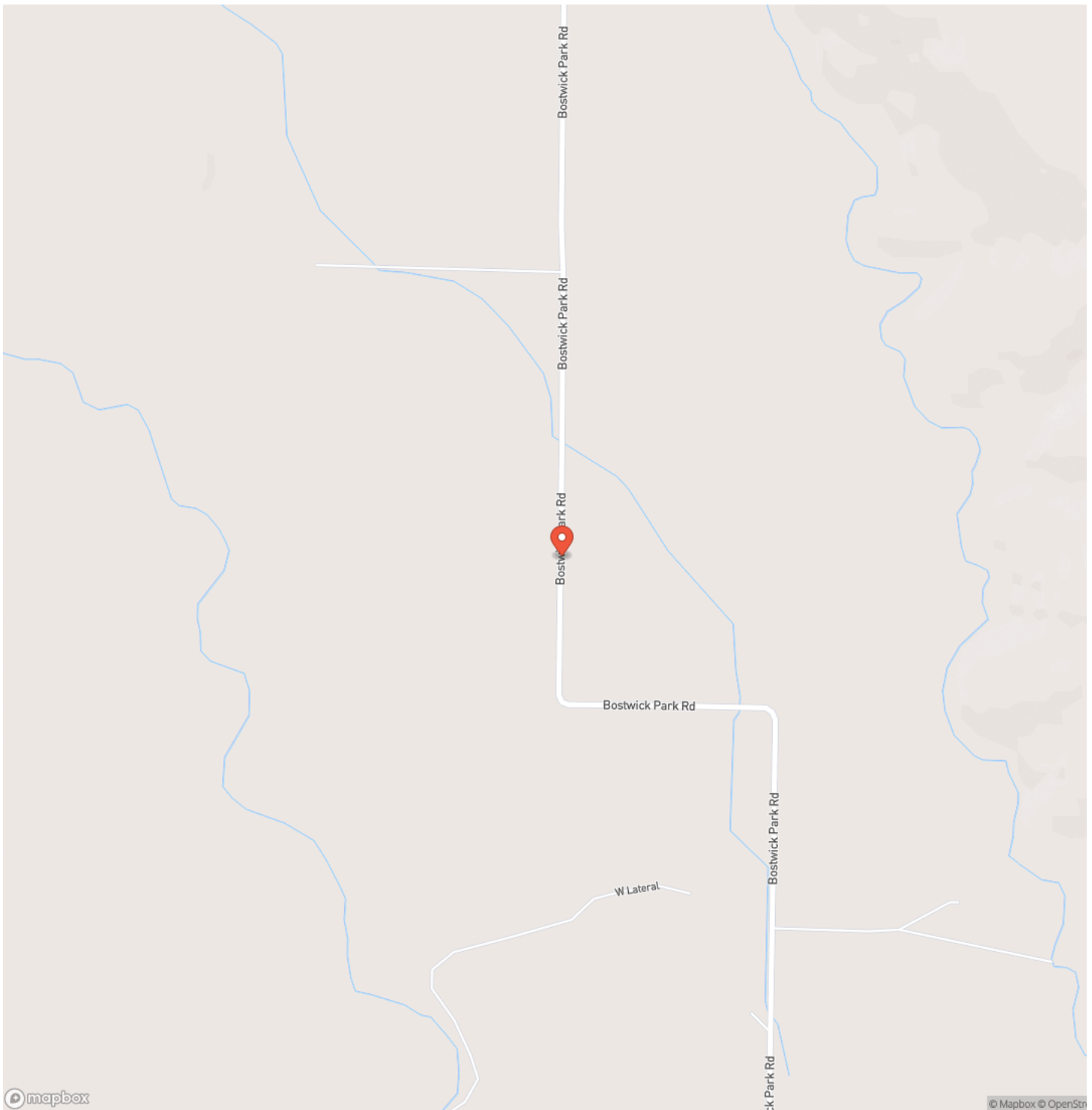


**Bostwick Park Irrigated Land**  
**Montrose, CO / Montrose County**

---

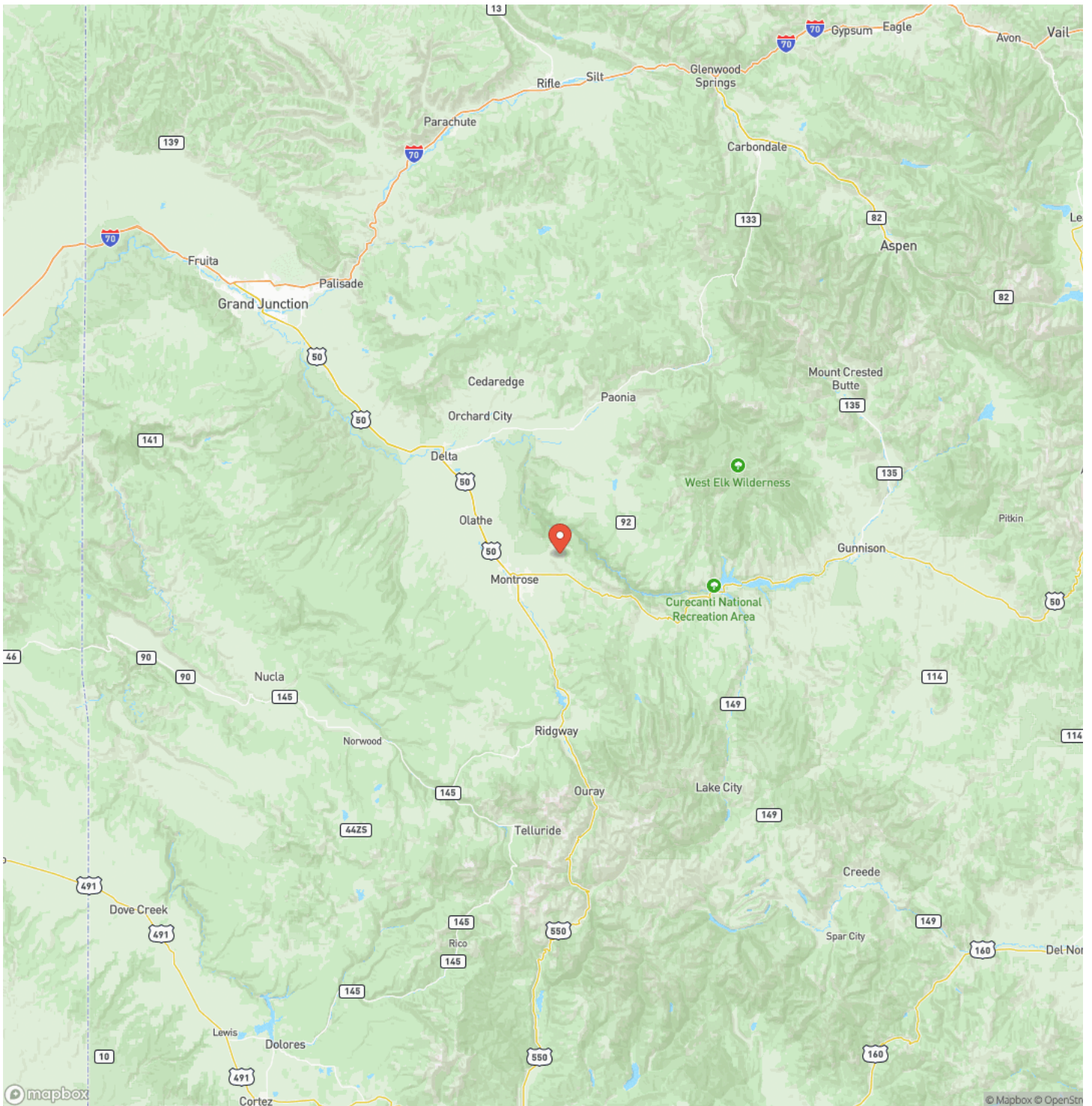


## Locator Map





## Locator Map



**MORE INFO ONLINE:**



## Satellite Map





## Bostwick Park Irrigated Land Montrose, CO / Montrose County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jake Hubbell

## Mobile

(970) 250-9396

## Office

(970) 250-9396

## Email

jakedhubbell@gmail.com

**Address**

32145 L Road

## City / State / Zip

Hotchkiss, CO 81419

## NOTES

This image shows a full page of lined notebook paper. It features ten evenly spaced, thin black horizontal lines running across the width of the page. The background is plain white, and there are no margins or other markings visible.

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

---

**United Country Colorado Brokers**  
32145 L Road  
Hotchkiss, CO 81419  
(970) 250-9396  
[aspenranchrealestate.com](http://aspenranchrealestate.com)

---