

**Montrose Canyon Building Land**  
TBD Coral Bell Drive  
Montrose, CO 81401

**\$165,000**  
41± Acres  
Ouray County





## Montrose Canyon Building Land Montrose, CO / Ouray County

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### **SUMMARY**

**Address**

TBD Coral Bell Drive

**City, State Zip**

Montrose, CO 81401

**County**

Ouray County

**Type**

Undeveloped Land

**Latitude / Longitude**

38.3091862 / -107.8326279

**Taxes (Annually)**

764

**Acreage**

41

**Price**

\$165,000

**Property Website**

<https://aspenranchrealestate.com/property/montrose-canyon-building-land-ouray-colorado/32833/>



**MORE INFO ONLINE:**

**[aspenranchrealestate.com](https://aspenranchrealestate.com)**

## **PROPERTY DESCRIPTION**

### **Montrose, Colorado Canyon View & Horsefly Creek Building Land For Sale**

Canyon Property Has Great Views, Acreage, and Proximity to Town of Montrose

This Colorado vacant land parcel is well-suited and ready for development. Tri-County water and San Miguel Power are located near the building site, making construction easy with low costs. Located just south west of the town of Montrose, Colorado, these 41+- acres sit perched atop Horsefly canyon, extending downward and up the other side as well. Designed to feature diverse terrain, it has access to Horsefly creek, and additional acreage on the western side of the canyon. On warm summer nights, the creek can be heard from the building site on the rim of the canyon. The main building site is approximately 3.5 acres, with the remainder of the acreage expanding westerly across the canyon and to the other side. The owners have already cleared an ideal building site, and constructed a rock wall along the canyon rim, using a custom mason in the area to complete the work.

\*All photos show approximate property boundaries

### **41.67 Acres of Mountain Building Land for Sale with Utilities**

Having over 40 acres gives this property ample building potential, with covenants in place allowing for the construction of a 1,800+ square foot home, and an additional smaller guest house if wanted. With Tri-County water at the road, this means an additional larger tap can be purchased for a small fee to supplement any additional construction. Looking to have a small horse setup? Or gentleman's ranch? This property has the versatility for your needs.

### **Horsefly creek running through Canyon**

Enjoy hearing the sound of rushing water during a warm summer evening? The owner of the parcel has built a majestic home next door, and it's easy to hear the rushing water of Horsefly creek during the summer months. Great views of the San Juan Mountains, canyon lands, and the sound of rushing water make this site an ideal Colorado building site for sale. The canyon can be accessed along trails that lead down to the creek.

### **Access to Western acreage along Powerline Road**

Worried about access to the Western Acreage? Don't fret. Powerline road easily runs through the acreage in the western portion, giving quick and easy access from a maintained county road and trail.

### **Built Rock Wall Along Canyon Edge, Cleared Building Site**

**MORE INFO ONLINE:**

The owners have constructed a beautiful stone wall along the canyon rim near the building site. Hiring a reputable mason in the area, and using stone found on the property, it's the first steps toward visualizing a custom home overlooking the canyon.

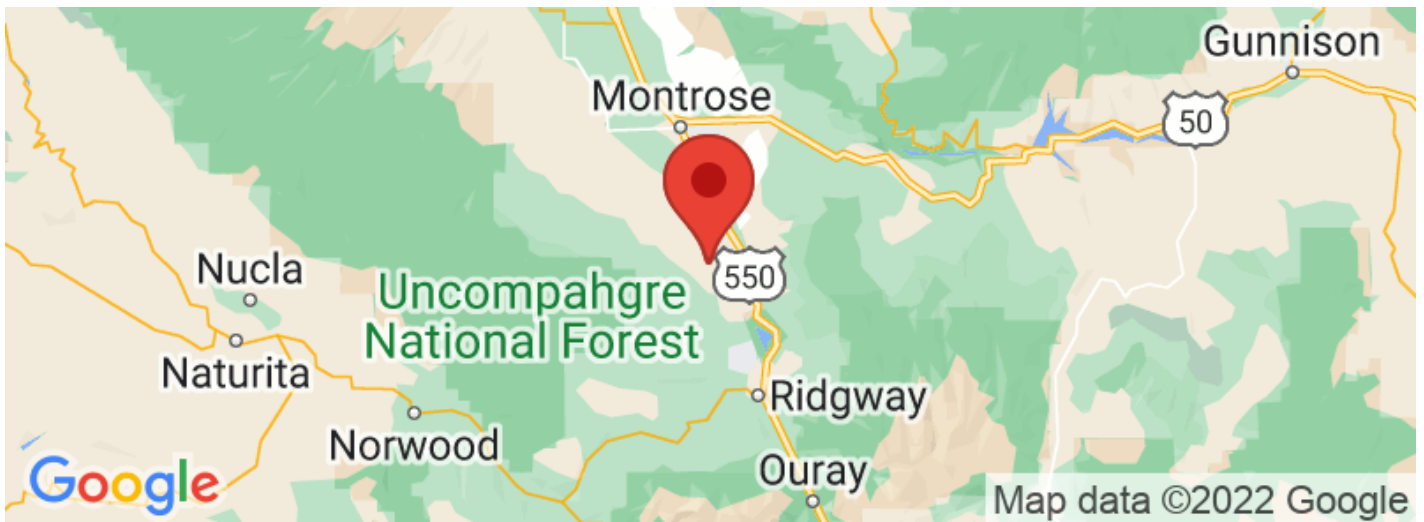
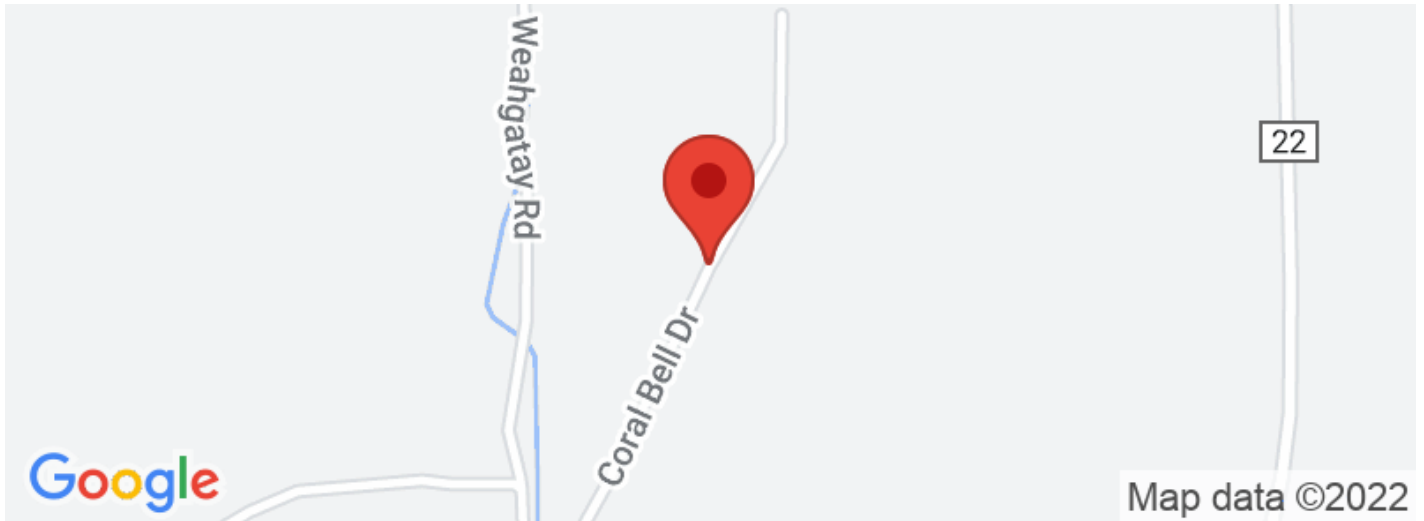


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## Locator Maps



**MORE INFO ONLINE:**

**[aspenranchrealestate.com](http://aspenranchrealestate.com)**



## Aerial Maps



**MORE INFO ONLINE:**

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**LISTING REPRESENTATIVE**

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**NOTES**

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**MORE INFO ONLINE:**

**[aspenranchrealestate.com](http://aspenranchrealestate.com)**



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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.

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