

Olathe Irrigated Farm Land For Sale
TBD 5500 Road
Olathe, CO 81425

\$615,000
64± Acres
Montrose County



Olathe Irrigated Farm Land For Sale

Olathe, CO / Montrose County

SUMMARY

Address

TBD 5500 Road

City, State Zip

Olathe, CO 81425

County

Montrose County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

38.621159 / -108.058573

Acreage

64

Price

\$615,000

Property Website

<https://aspenranchrealestate.com/property/olathe-irrigated-farm-land-for-sale-montrose-colorado/62035/>



PROPERTY DESCRIPTION

Olathe Irrigated Farm and Ranch Land for Sale

Property Details:

- **Location:** Olathe, Colorado
- **Total Acres:** Approximately 64 acres
- **Water Rights:** 61.4 shares of Uncompahgre Valley Water Users Association
- **Utilities:** Adjacent to property along Hickory Road
- **Current Use:** Hay and alfalfa hay production
- **Irrigation:** Shared head gate, gated pipe, and ditch irrigation system

Discover a remarkable opportunity to acquire approximately 64 acres of highly productive agricultural land in Olathe, Colorado. This expansive property boasts substantial irrigation rights with 61.4 shares from the Uncompahgre Valley Water Users Association, ensuring ample water supply for farming endeavors.

Located in a tranquil setting amidst ranch land, the property enjoys easy access via 5500 Road on its western boundary and Hickory Road to the south, where utilities are conveniently accessible. Currently utilized for hay and alfalfa hay production, the land benefits from efficient irrigation facilitated by a shared head gate and a gated pipe and ditch system that covers the entire acreage.

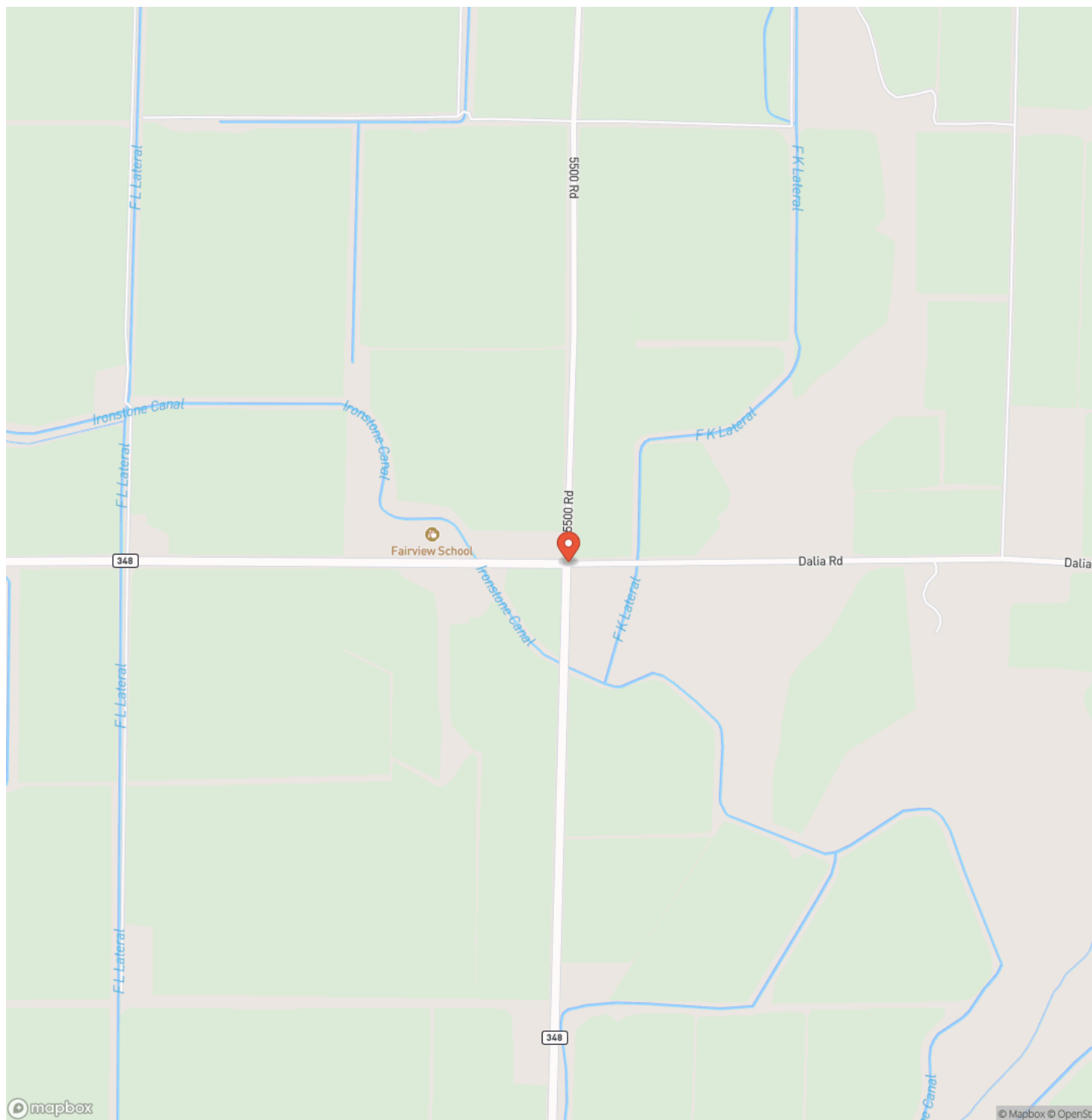
Situated in close proximity to Montrose, Olathe, and Delta, Colorado, yet nestled in a quiet neighborhood renowned for its serene atmosphere, this property offers both convenience and tranquility. The surrounding area is characterized by its natural beauty and offers abundant opportunities for outdoor activities such as hunting and hiking.

Don't miss out on the chance to explore the potential of this prime Olathe agricultural land. Whether you aim to expand agricultural operations, create a private ranch estate, or make an investment in Colorado's vibrant farming community, this property is ready to accommodate your vision.

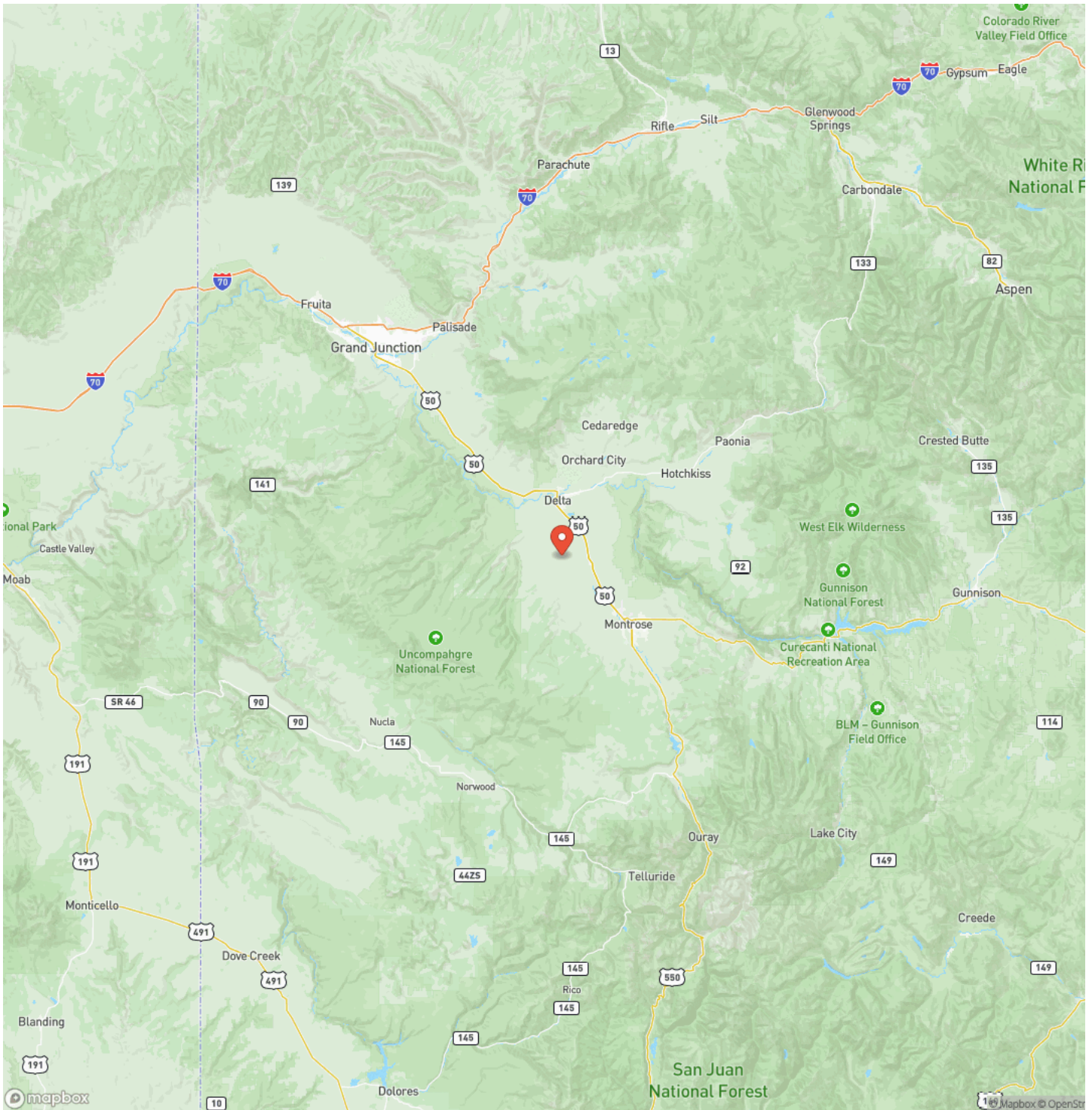
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Olathe, CO / Montrose County



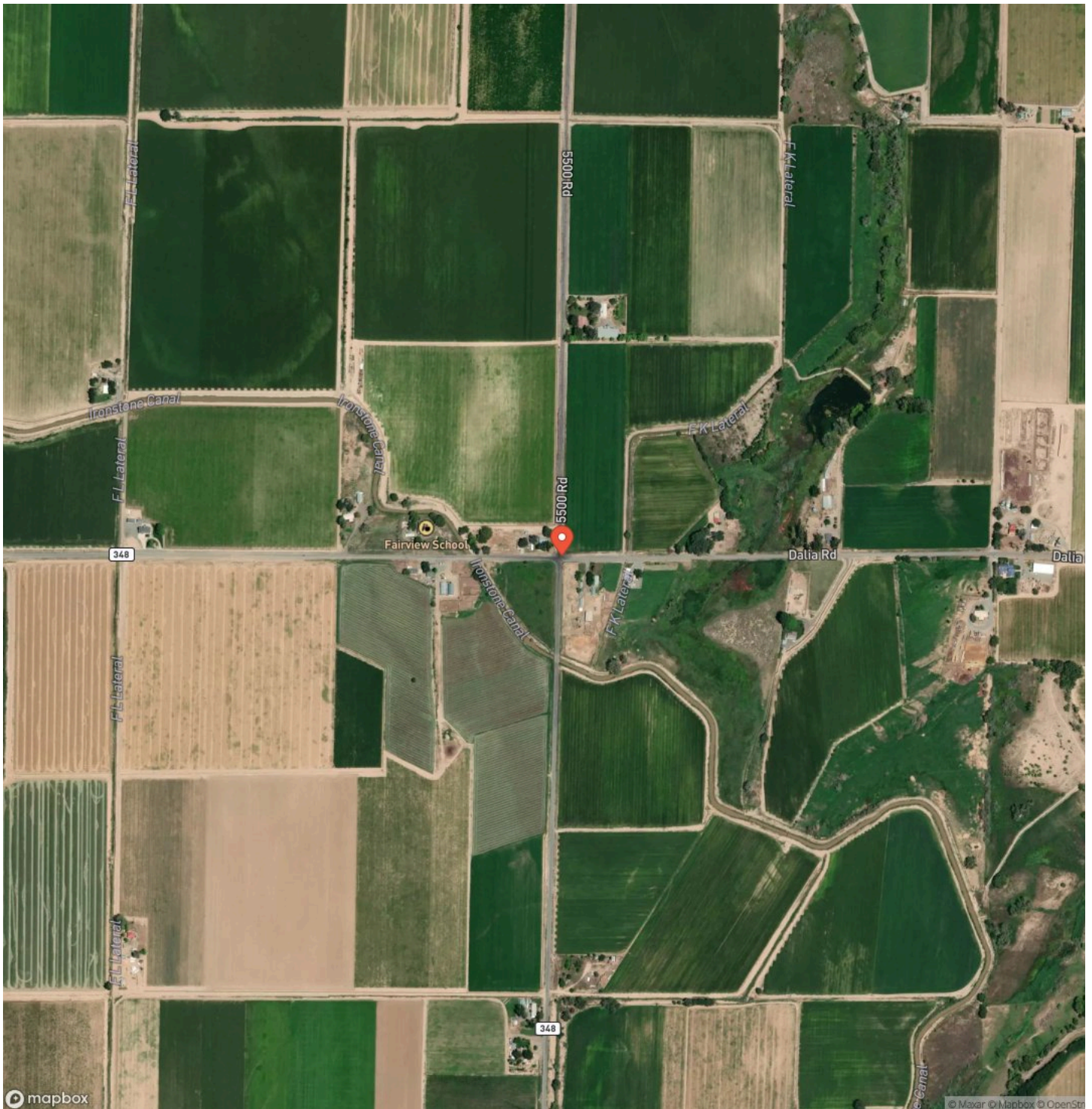
Locator Map



Locator Map



Satellite Map



Olathe Irrigated Farm Land For Sale

Olathe, CO / Montrose County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

Mobile

(970) 872-3322

Email

grandviewranch@gmail.com

Address

31428 Highway 92

City / State / Zip

NOTES

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NOTES

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
