

**Vacant Lot for Sale in Western Colorado**  
607 Clancy Avenue  
Collbran, CO 81624

**\$89,500**  
0.260± Acres  
Mesa County



**MORE INFO ONLINE:**

**Vacant Lot for Sale in Western Colorado**  
**Collbran, CO / Mesa County**

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**SUMMARY**

**Address**

607 Clancy Avenue

**City, State Zip**

Collbran, CO 81624

**County**

Mesa County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

39.23892 / -107.95571

**Acreage**

0.260

**Price**

\$89,500

**Property Website**

<https://aspenranchrealestate.com/property/vacant-lot-for-sale-in-western-colorado-mesa-colorado/49524/>



## **Vacant Lot for Sale in Western Colorado Collbran, CO / Mesa County**

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### **PROPERTY DESCRIPTION**

#### **Western Colorado vacant land lot for sale**

This spacious 0.26 acre residential building lot with mature trees has many building possibilities and is located at the end of a cul-de-sac in the heart of Collbran, Colorado—a charming small mountain ranching town. Just 40 miles to the west lies Grand Junction, the region's largest city between Salt Lake City and Denver. Grand Junction boasts a regional airport, diverse amenities, and an appealing 250 days of sunshine annually, making it an ideal location for outdoor enthusiasts.

#### **Custom build your home or investment opportunity in Western Colorado**

Water and sewer taps are paid for and electric and natural gas are on-site. This property is both an investment opportunity and a chance to build your ideal home in a growing market.

#### **Powderhorn Mountain ski resort and other outdoor recreation near vacant lot**

Powderhorn Mountain Ski Resort, a family-friendly ski resort is just a quick 40-minute drive from this property. Enjoy a short walk to Terrell Park, one of Collbran's well-kept community parks. The small town offers multiple conveniences including restaurants, a local market, and the locally owned Ace hardware store, all within walking distance. Plateau Valley School, a top-ranking Mesa County public school, is conveniently located nearby. For your medical needs, the town offers a rural family practice as well as an after-hours medical clinic. This property offers quick access to outdoor recreation and easy access to essential amenities and quality education.

#### **Grand Mesa National Forest near Western Colorado lot**

This lot sits approximately 12 miles from Vega State Park which is located on the northeast edge of the Grand Mesa National Forest, the world's largest flat-top mountain situated at a peak elevation of over 11,000 feet. The Grand Mesa boasts over 300 lakes and provides a multitude of outdoor activities. Snowmobile, downhill or cross-country ski in the winter or enjoy the warm summer days fishing, hiking, or camping.

#### **GMU 421 in Western Colorado close to GMU 41 and 42**

The property is located in GMU 421 and within close proximity to GMU 41, and 42, making your hunting trip a short drive away.

Don't miss out on this opportunity to own a great piece of western Colorado real estate.

**MORE INFO ONLINE:**

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

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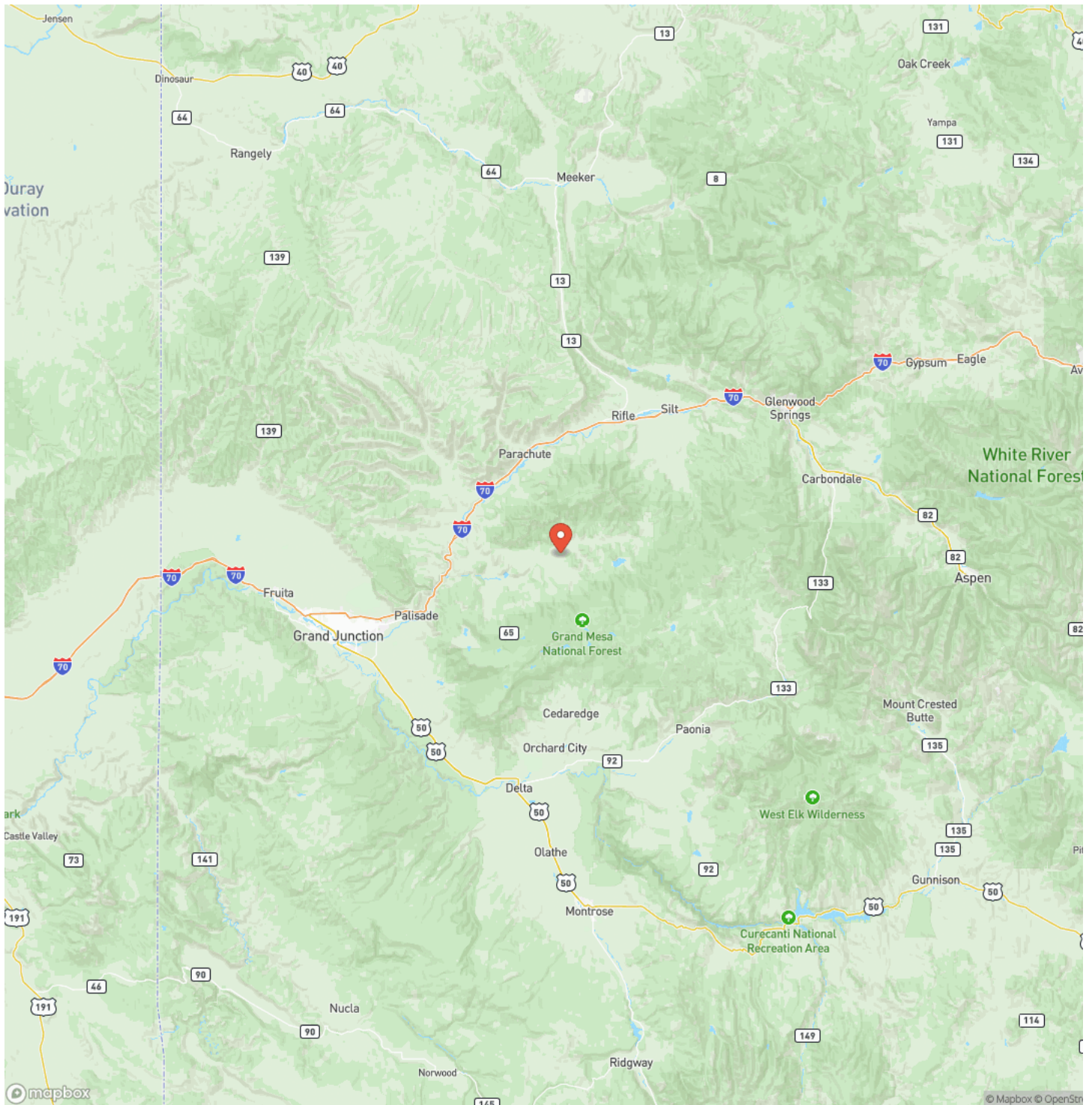
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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

## Satellite Map



**MORE INFO ONLINE:**

## Vacant Lot for Sale in Western Colorado

### Collbran, CO / Mesa 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

Hotchkiss, CO 81419

## NOTES

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## 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.

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