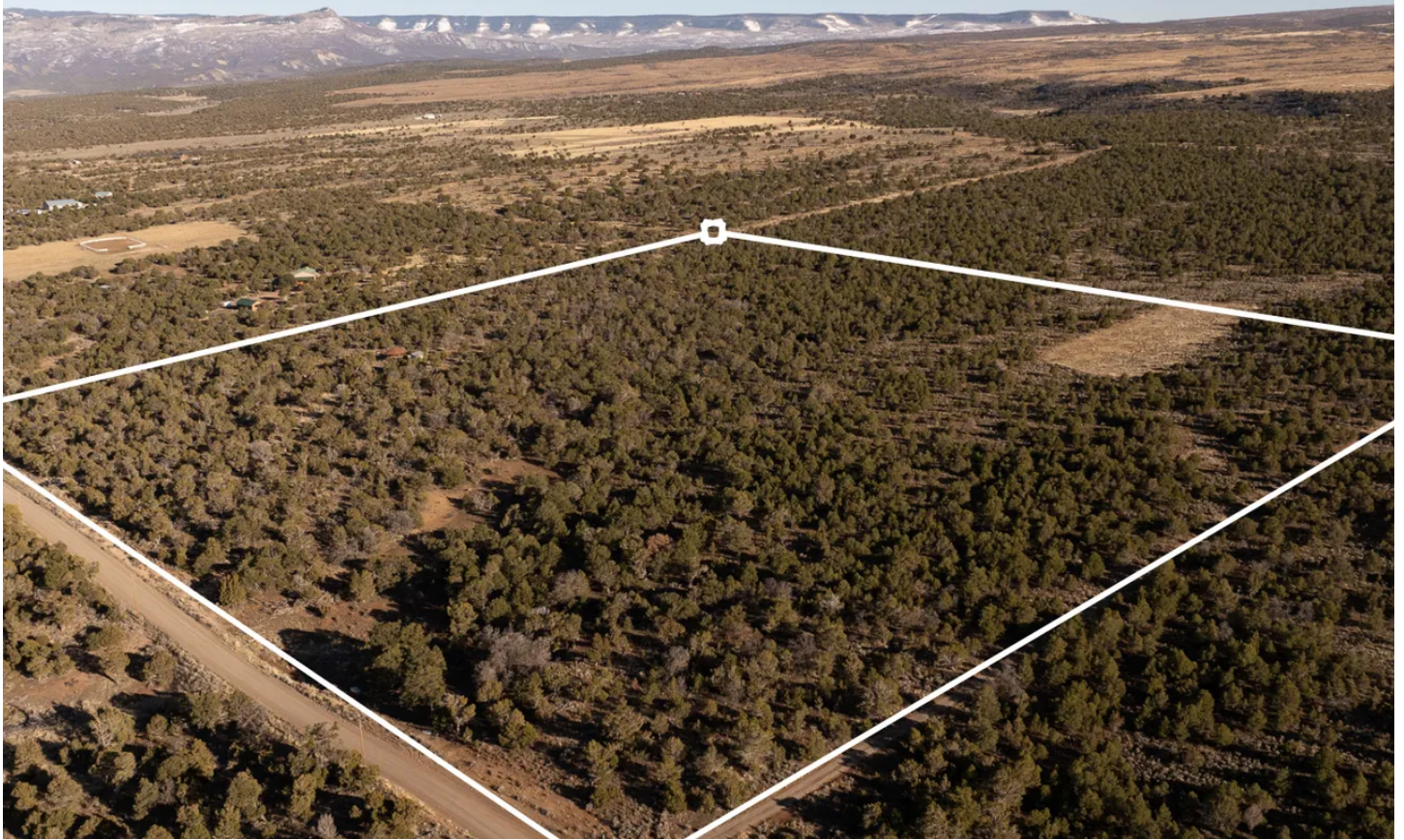


Colorado mountain hunting property for sale
76100 B76 Road
Crawford, CO 81415

\$250,000
40± Acres
Montrose County



Colorado mountain hunting property for sale
Crawford, CO / Montrose County

SUMMARY

Address

76100 B76 Road

City, State Zip

Crawford, CO 81415

County

Montrose County

Type

Hunting Land, Recreational Land, Residential Property, Horse Property, Single Family, Lot

Latitude / Longitude

38.703877 / -107.608947

Taxes (Annually)

4116

Acreage

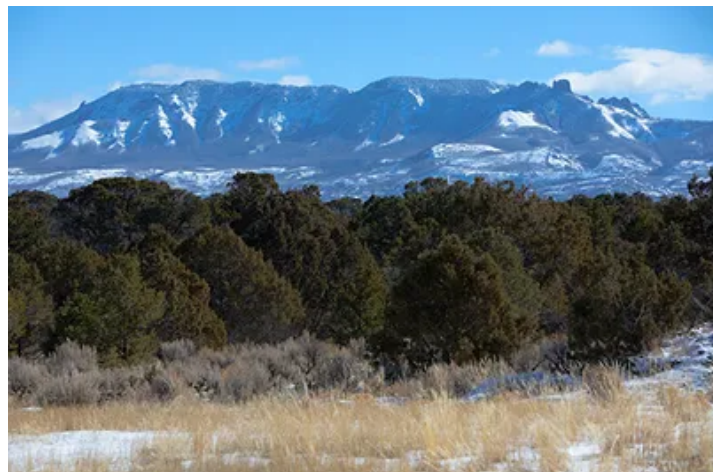
40

Price

\$250,000

Property Website

<https://aspenranchrealestate.com/property/colorado-mountain-hunting-property-for-sale-montrose-colorado/52019/>



PROPERTY DESCRIPTION

Mountain land for sale in Crawford CO with water tap and power available

This 40-acre mountain parcel is located high above the valley floor south of Crawford, Colorado, with stunning views of the West Elk Mountains. This mountain property offers year-round access via a well-maintained gravel road; a hard-to-find domestic water tap; electric grid power; privacy and seclusion; excellent hunting for elk and mule deer; and a couple of outstanding homesites. And the kicker is that it also fronts thousands of acres of BLM lands for hunting, hiking, horseback riding, and exploring.

Unit 63 is a famous Colorado Game Management Unit for Trophy Mule Deer and Elk

Of all the game management units in Colorado, GMU 63 is known for producing excellent mule deer bucks. This property is right in the middle of Unit 63 and offers access to many acres of BLM lands right out the back gate for excellent hunting. As well, elk will frequent the property from time to time, offering an added bonus for big game hunting.

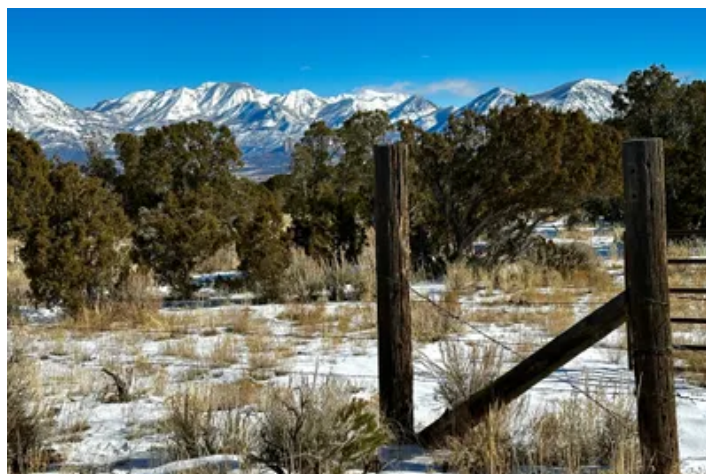
Multiple use property--building site, hunting retreat, vacation getaway

This is indeed a special property that offers many different possibilities. There is a good gravel driveway accessed from B76 Road, a well-maintained county road, that leads to a homesite. The previous owners erected an interesting gazebo structure for picnics and get-togethers, as well as a good-sized storage shed. Electric power is easily brought to the property from the county road, which is also where the domestic water line is found. The parcel is relatively flat and is easy to walk. This property could easily serve as a year-round residence, a vacation getaway, hunting property, or even as a site for vacation rentals.

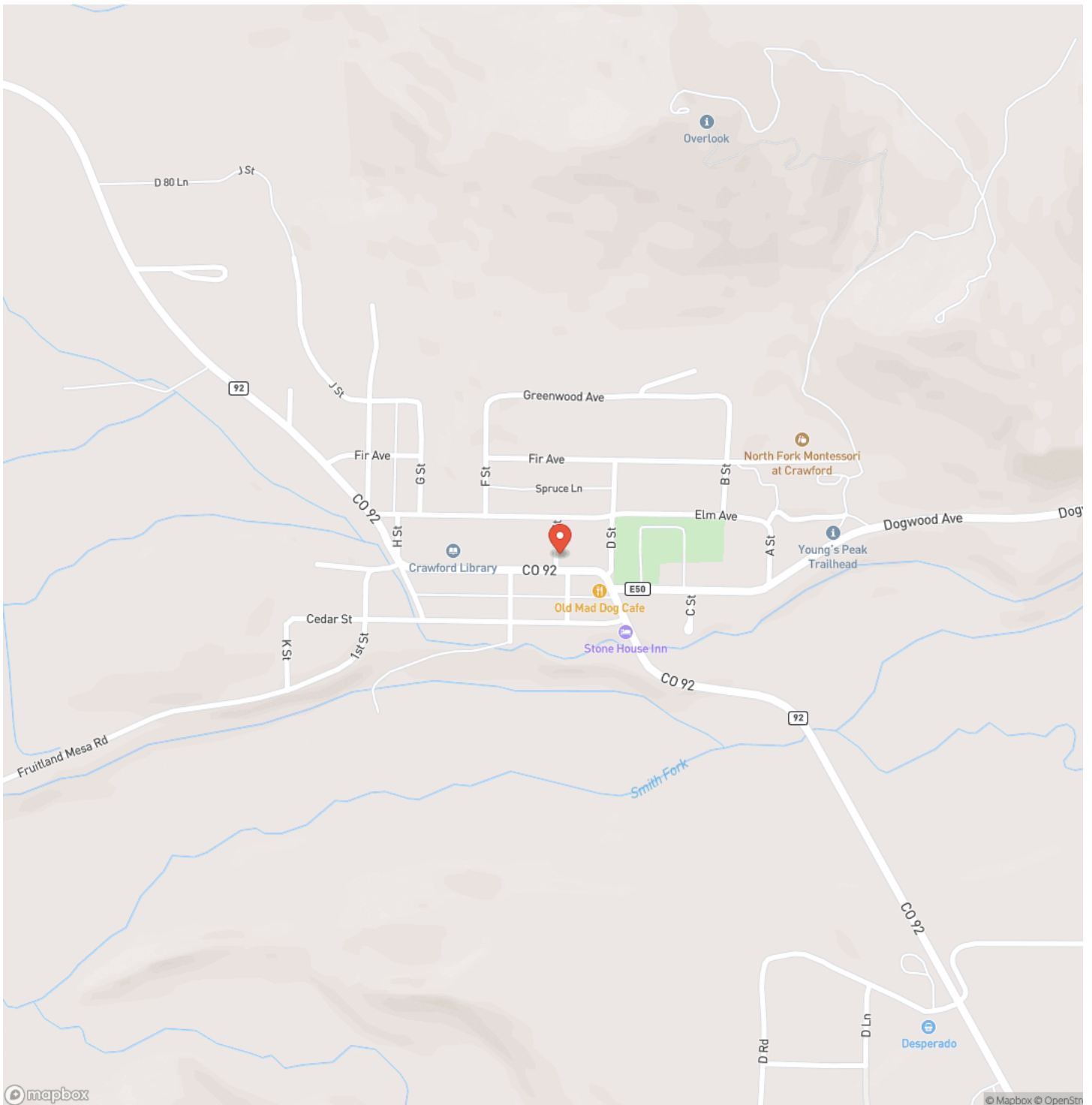
Many thousands of acres of public lands accessible from this property--BLM access close to the Black Canyon

On the southeast corner is a gate that offers access to the BLM lands, which is an awesome place to ride horses and go on a hike. Only 3 miles to the south is the north rim of the Black Canyon, an awe-inspiring gorge that is 2,800 feet deep.

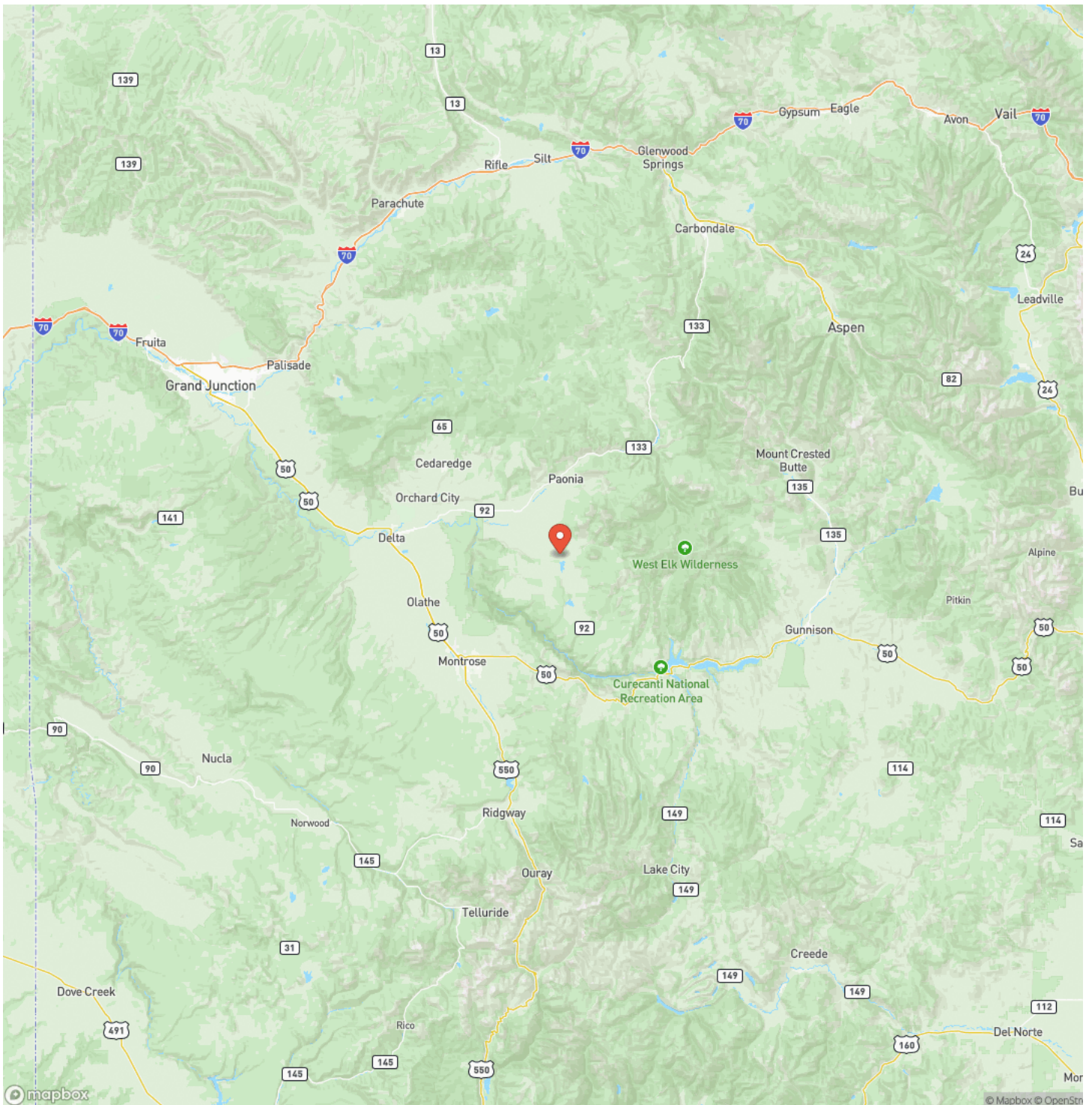
Colorado mountain hunting property for sale
Crawford, CO / Montrose County



Locator Map



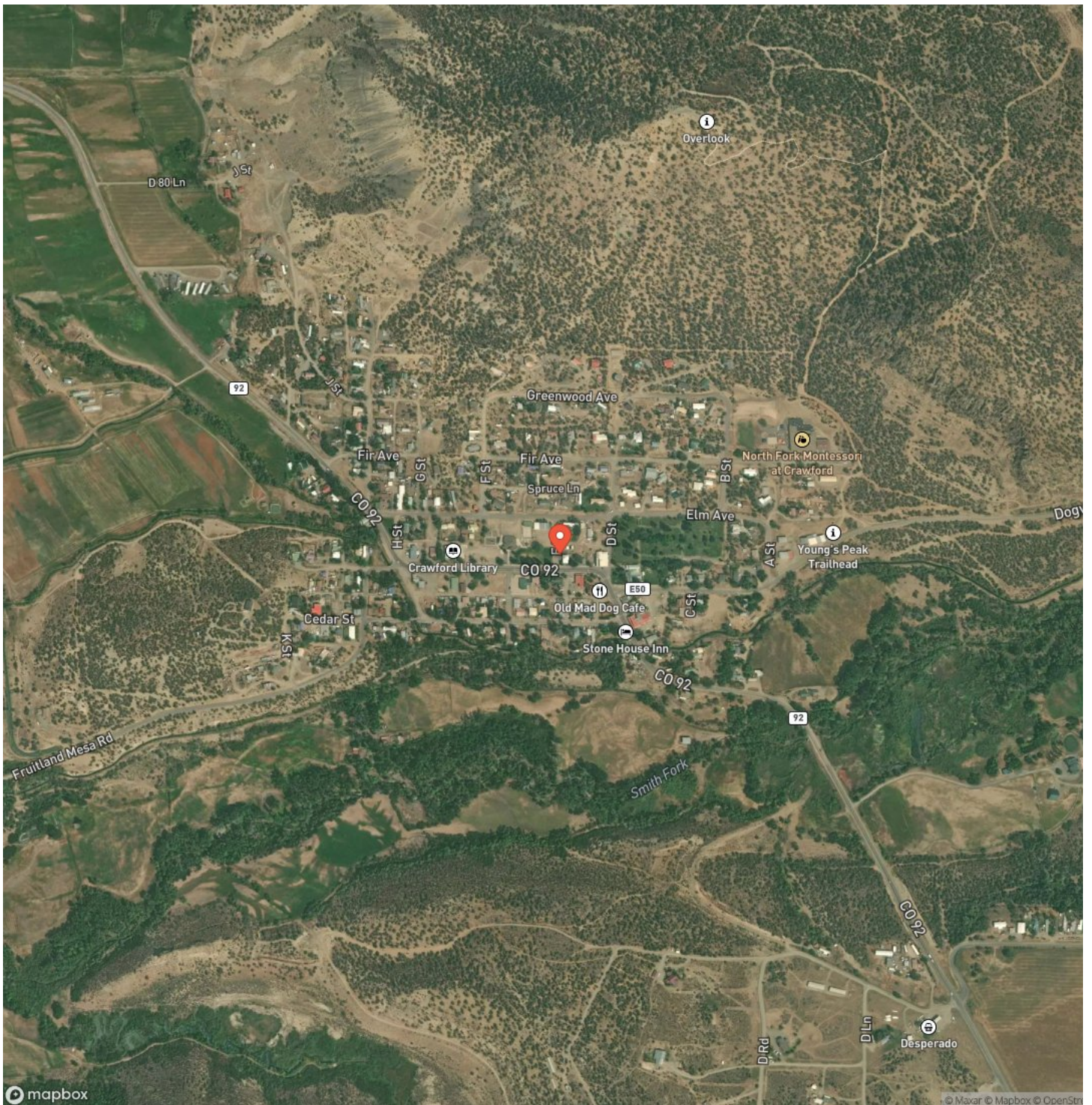
Locator Map



MORE INFO ONLINE:

aspenranchrealestate.com

Satellite Map



MORE INFO ONLINE:

Colorado mountain hunting property for sale Crawford, CO / Montrose County

LISTING REPRESENTATIVE

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NOTES

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DISCLAIMERS

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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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