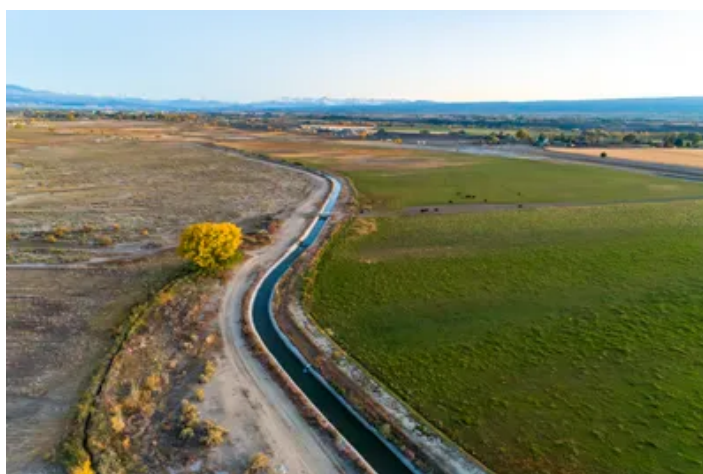


**Montrose CO cattle ranch, irrigated farm, vacant land
for sale**
61067 US 50
Montrose, CO 81403

\$2,790,000
465± Acres
Montrose County



Montrose CO cattle ranch, irrigated farm, vacant land for sale
Montrose, CO / Montrose County

SUMMARY

Address

61067 US 50

City, State Zip

Montrose, CO 81403

County

Montrose County

Type

Farms, Horse Property, Ranches, Business Opportunity

Latitude / Longitude

38.554575 / -107.943242

Acreage

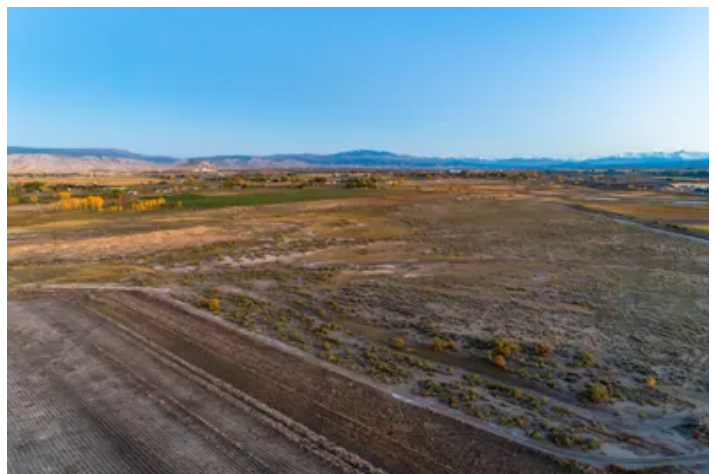
465

Price

\$2,790,000

Property Website

<https://aspenranchrealestate.com/property/montrose-co-cattle-ranch-irrigated-farm-vacant-land-for-sale-montrose-colorado/81212/>



Montrose CO cattle ranch, irrigated farm, vacant land for sale

Montrose, CO / Montrose County

PROPERTY DESCRIPTION

61067 US50 — Montrose CO irrigated farm, cattle ranch for sale

- 465 total acres
- approximately 200 irrigated acres
- 220 shares of UVWUA water, gated pipe irrigation
- 3 minutes to Montrose Regional Airport
- US 50 frontage with accel/decel lanes
- excellent views of the San Juans, Grand Mesa
- 5 Tri-County water taps
- bisected by concrete-lined canal
- complete with approved house plans for duplex barndominium
- new 30x100 tubular steel hay barn
- DMEA power to building site
- Elevate high-speed internet
- small portion of acreage is zoned commercial

Productive irrigated ranch for sale in Montrose, Colorado

Located just three miles north of the popular Montrose Regional Airport, this historic ranch property offers a variety of options, whether as a working farm and ranch property, development property, or flexible combination of both. The Montrose area is one of the fastest-growing hubs in western Colorado, with a hot housing market and new commercial and light industrial projects locating in Montrose. This property has an attractive combination of irrigated ranch land; vacant development land; easy highway and county road access; excellent infrastructure, including power, domestic water, fiber internet, and natural gas; and easy access to the airport, shopping, schools, and workplaces.

Large acreage farm and ranch parcel in close proximity to Montrose, Colorado

With a total of 465 acres, this is one of the largest parcels in close proximity to Montrose. With 220 shares of Uncompahgre Valley Water Users Association (UVWUA) water, it is well irrigated, but it's possible to put more acreage into production using the runoff water from the existing fields. Today's production is grass cattle pasture and grass-alfalfa hay, but the property has historically been used to grow all manner of crops, including onions, pinto beans, corn, and vegetables, in addition to its current role as a cattle ranch. There is no residence on the property, but a building site for a duplex barndominium has been prepared, complete with county-approved plans, installed water line, and septic system. Near the building site is a newly built 30x100 metal-sided hay barn made with structural tubular steel trusses. The property has newly built 4-strand barbed-wire fencing and several gathering corrals for cattle. A small part of the acreage is zoned commercial, as it is the site of a former dairy.

High development potential for this vacant land property near Montrose, CO

Montrose is one of the fastest-growing cities between Salt Lake City and Denver. New industries are locating there, attracted to the educated workforce, geographical location, proximity to US50 and I-70, and the busy Montrose Regional Airport, which has connecting flights to Phoenix, Dallas, Denver, and even Newark. Development land is becoming increasingly harder to find, especially large parcels like this one. The entire region is served by Tri-County water, which has taps to sell in addition to the five taps already offered with the property. Elevate Internet provides excellent fiber internet service starting at 400 mbps; Delta-Montrose Electric (DMEA) is a reliable power provider, and there are natural gas lines nearby. The property is bordered by US 50 on the west side, which has an acceleration/deceleration lane for easy access to the property.

Montrose, CO is a recreation hotspot for Western Colorado—skiing, hunting, fishing, 4-wheeling

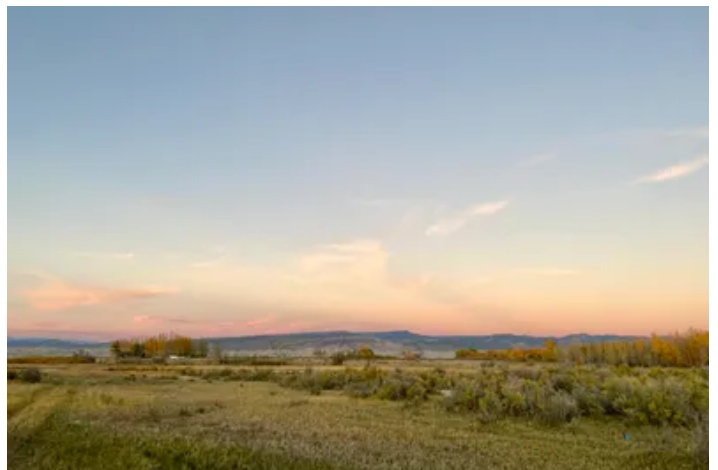
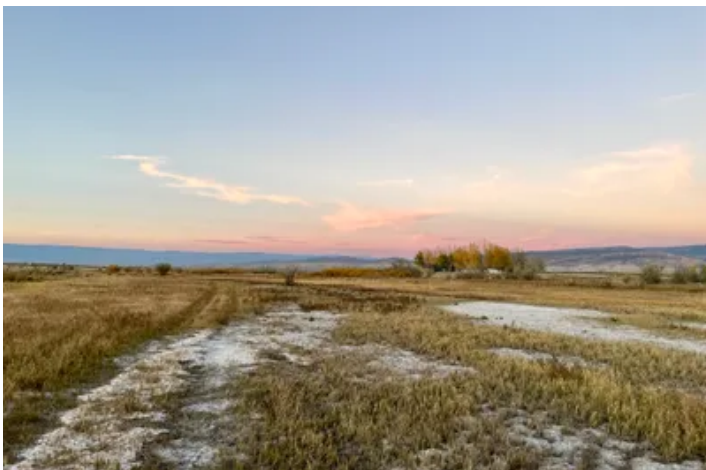
For the recreation enthusiast, it's hard to beat Montrose, Colorado, which has gateways to recreation in all directions. To the south lie the stunning San Juan mountains, home to Telluride's world-class skiing, as well as many rugged mountain passes for 4-wheeling and

ATV enthusiasts. The entire area is known for world-class hunting for elk, mule deer, bear, grouse, and even waterfowl. To the west is the Uncompahgre Plateau, a vast area of BLM and National Forest lands that is famous for elk and mule deer hunting, and the Divide Road offers superb snowmobiling. North of Montrose is the world's largest flat-topped mountain, the Grand Mesa, which has 300 lakes and reservoirs full of trout, along with a myriad of trails for ATV riding and snowmobiling. East of town is the famous Black Canyon of the Gunnison, which is famous for its Gold Medal trout fishing, not to mention the excellent hunting near Cimarron. Canyoneering, camping, hiking, horseback riding, mountain biking, rafting, bird watching, rock climbing—it's all near Montrose.

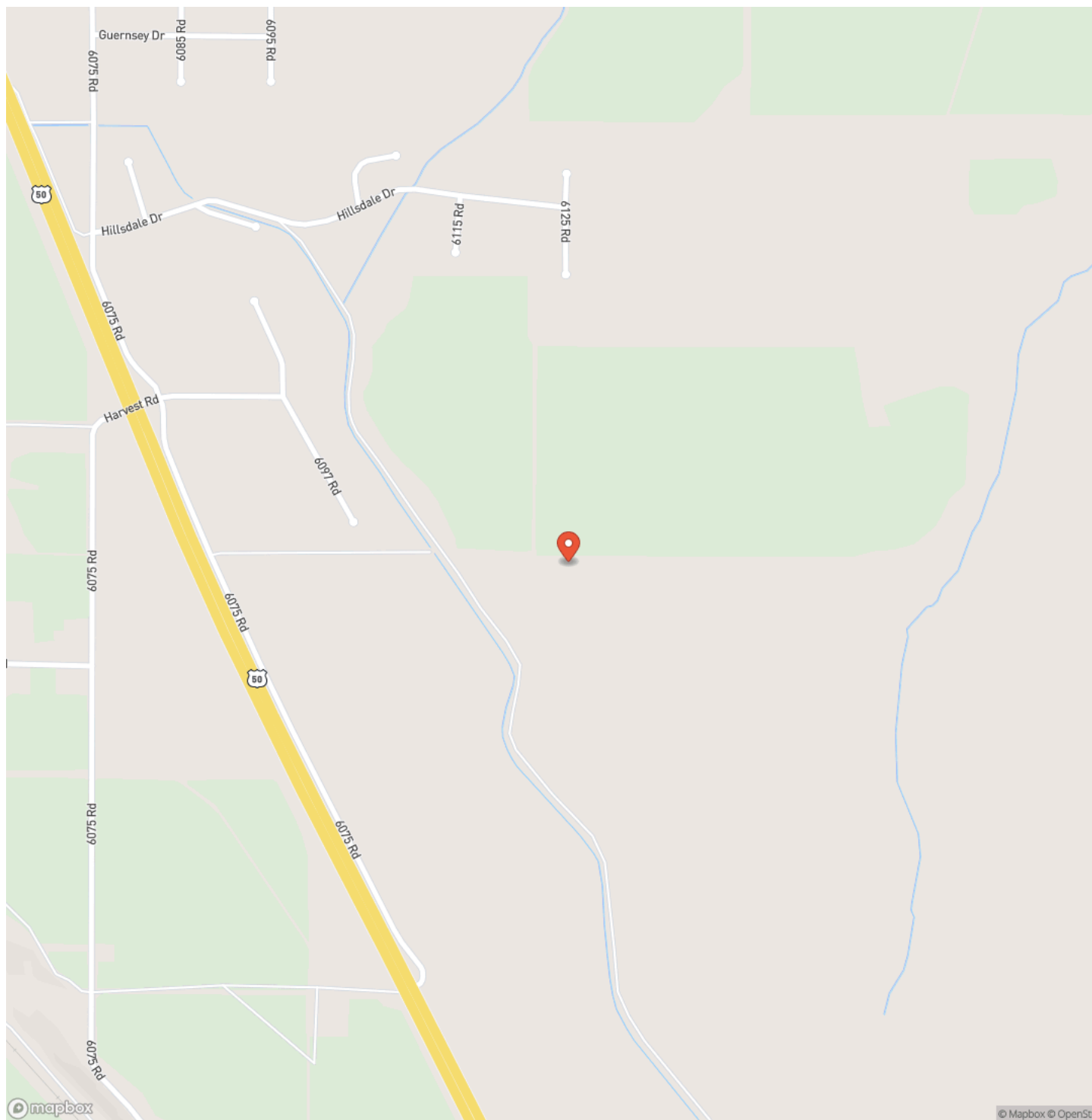
Another quality Colorado ranch listing from Colorado ranch broker Gary Hubbell, ALC--in association with Colleen Aller, Keller Williams Realty SouthWest Associates

This property is presented by Gary Hubbell, ALC, an Accredited Land Consultant and managing broker of United Country Colorado Brokers in Hotchkiss, Colorado. The property is co-listed with Colleen Aller of Keller Williams Realty SouthWest Associates ([970\)901-7018](tel:9709017018). Gary sells country estates, farms, ranches, vineyards and wineries, orchards, hunting land, outfitting businesses, and commercial real estate in Colorado and Utah. Colleen loves selling rural properties, especially farms, ranches, and mountain cabins. She is also a commercial specialist and represents leasehold properties in the Montrose area.

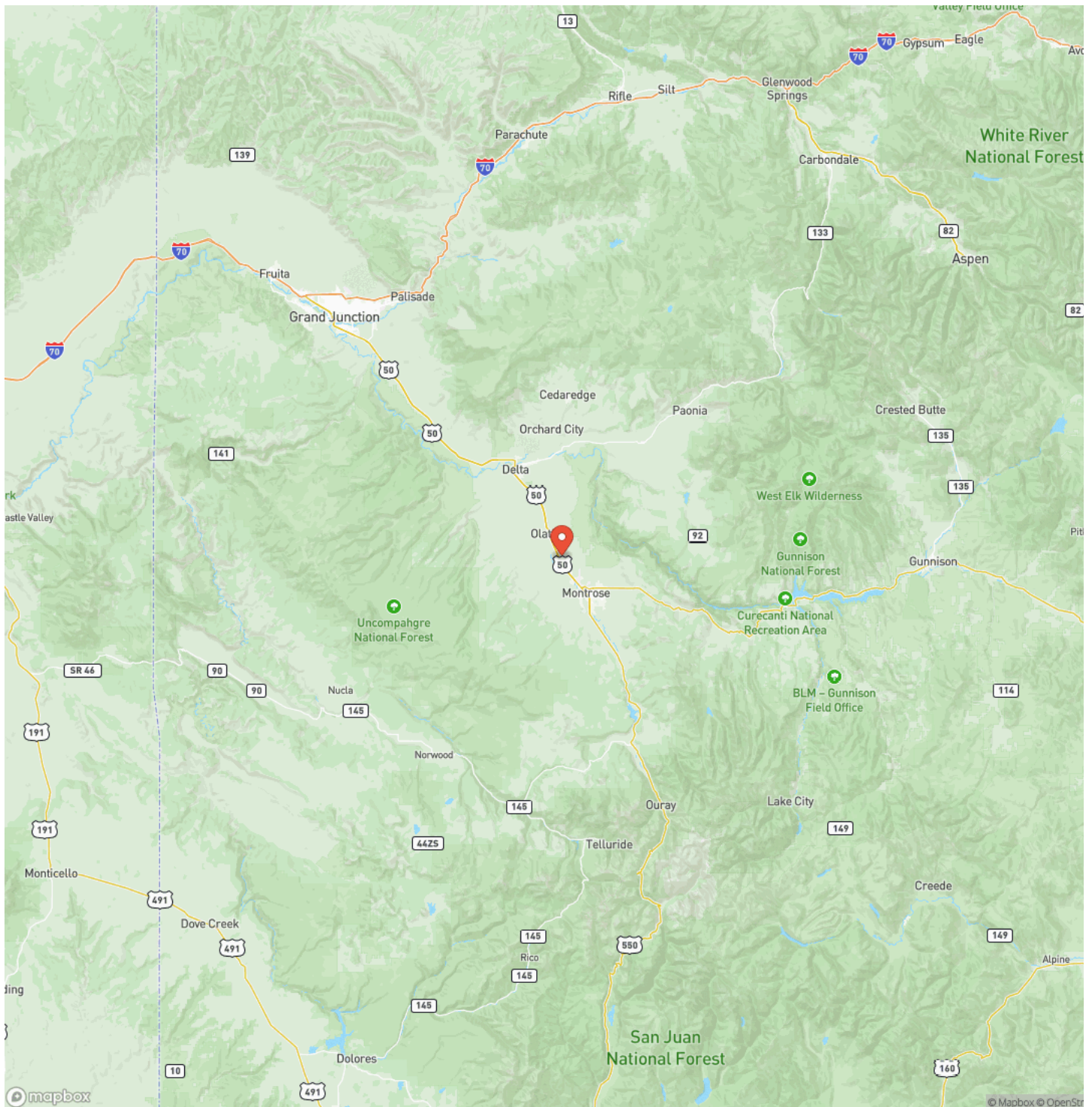
Montrose CO cattle ranch, irrigated farm, vacant land for sale
Montrose, CO / Montrose County



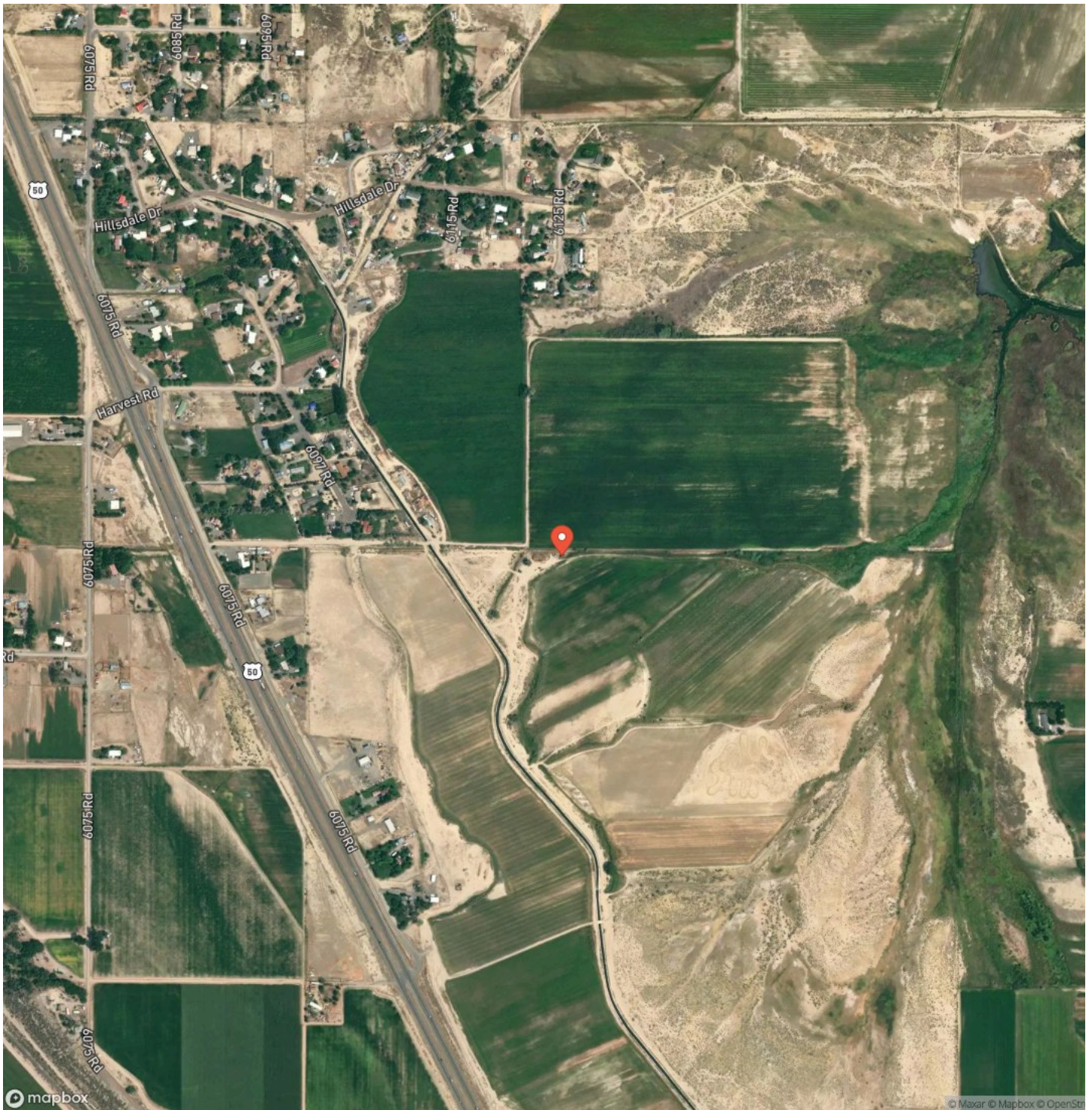
Locator Map



Locator Map



Satellite Map



Montrose CO cattle ranch, irrigated farm, vacant land for sale
Montrose, 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

[illegible]

[illegible]

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
