

**Berkeley Estates Vacant Land for Country Home for Sale**  
TBD Flight Lane  
Olathe, CO 81425

**\$270,000**  
40± Acres  
Montrose County



\*Map Lines Are Approximate





## Berkeley Estates Vacant Land for Country Home for Sale Olathe, CO / Montrose County

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### **SUMMARY**

#### **Address**

TBD Flight Lane

#### **City, State Zip**

Olathe, CO 81425

#### **County**

Montrose County

#### **Type**

Recreational Land, Residential Property, Undeveloped Land,  
Hunting Land

#### **Latitude / Longitude**

38.584342 / -108.075346

#### **Dwelling Square Feet**

0

#### **Bedrooms / Bathrooms**

1 / 1

#### **Acreage**

40

#### **Price**

\$270,000

#### **Property Website**

<https://aspenranchrealestate.com/property/berkeley-estates-vacant-land-for-country-home-for-sale-montrose-colorado/76106/>



## **PROPERTY DESCRIPTION**

### **40 Acres Bordering BLM – Irrigated Land with Stunning Views Near Olathe, Colorado For Sale**

Located in a quiet, rural area just west of Olathe, Colorado, this 40-acre parcel offers a rare opportunity to own irrigated land with direct BLM access on two sides. Located just southwest of Flight Lane, this scenic property provides an ideal setting for livestock, hay production, or a secluded country home.

#### **Property Highlights**

- **40 Acres** of diverse terrain with rolling hills, drainages, and open meadows.
- **8 Shares of UVWUA Irrigation Water** – Perfect for pasture or small-scale agriculture.
- **BLM Access on Two Sides** – Expanding your backyard into thousands of acres of public land for **hunting, horseback riding, hiking, and recreation**.
- **Small Pond in the Northwest Corner**, offering a natural water source and wildlife attraction.
- **Expansive Views** – Enjoy panoramic sights of the surrounding valleys and distant mountain ranges.
- **Survey & Easement in Place** – A **30-foot easement** provides access from the northwest corner, with clear documentation for an easy closing process.

#### **Location & Access**

- **Just west of Olathe, Colorado**, and a short drive to Montrose for shopping, dining, and regional airport access.
- **Accessible via Flight Lane**, leading to a **well-maintained gravel road** for year-round entry.
- Adjacent to the historic **Berkeley Estates Vineyard & Winery property**, offering a unique and charming setting.

#### **Recreation & Lifestyle**

This land is a gateway to **endless outdoor recreation**, with **direct BLM access** and nearby opportunities for:

- **Big Game Hunting** – Located in Colorado GMU 62, a renowned unit for **elk, mule deer, and black bear** hunting.
- **Horseback Riding & Off-Roading** – Ride directly from your property into open public lands.
- **Agriculture & Livestock** – Utilize the **irrigated acreage** to create a **self-sustaining farm or ranch**.

With its **prime location, BLM access, water rights, and diverse topography**, this **40-acre parcel** is a rare offering in **Western Colorado**. Don't miss this second chance to make it yours—**call today for more information or to schedule a showing!**

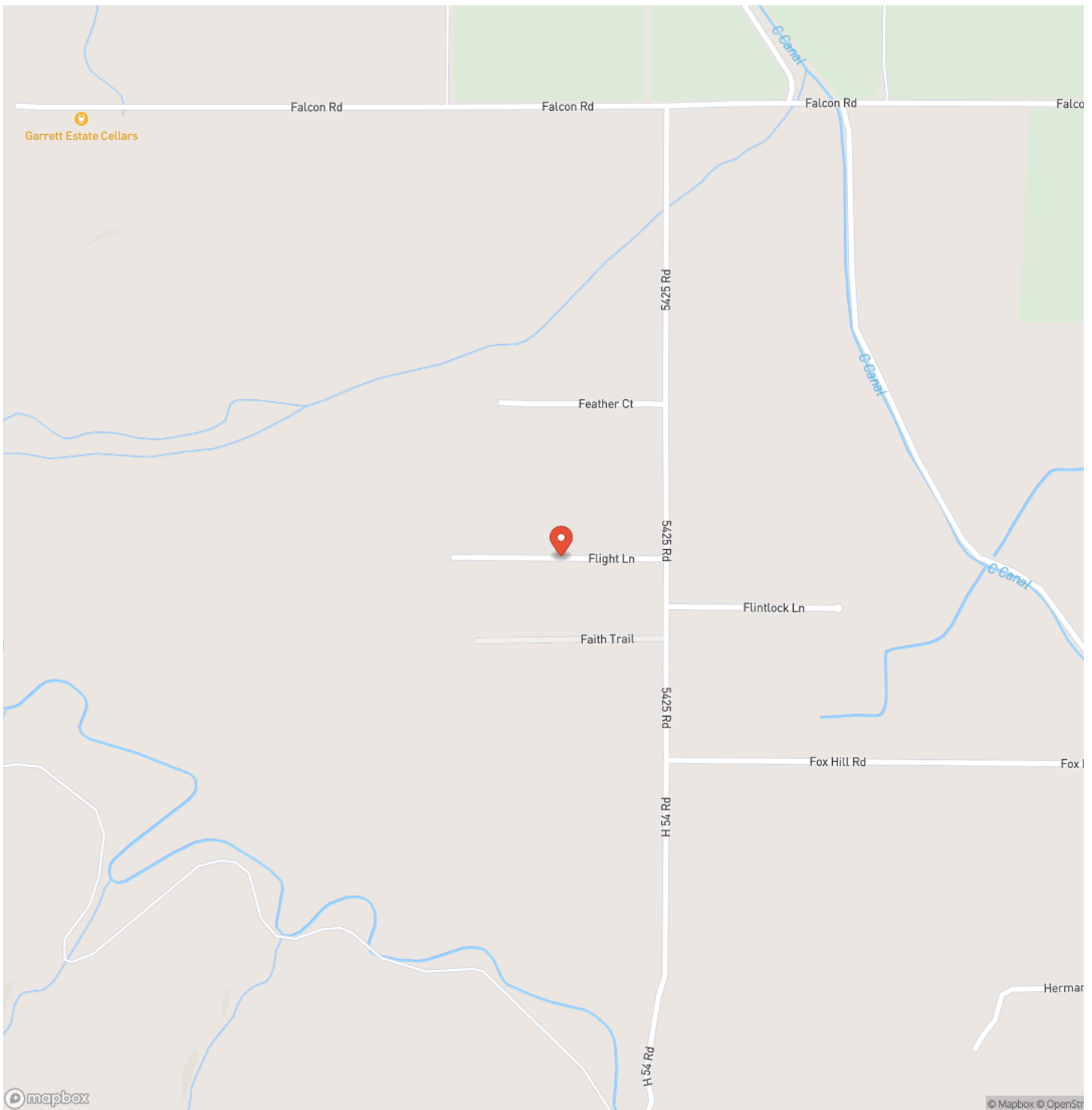


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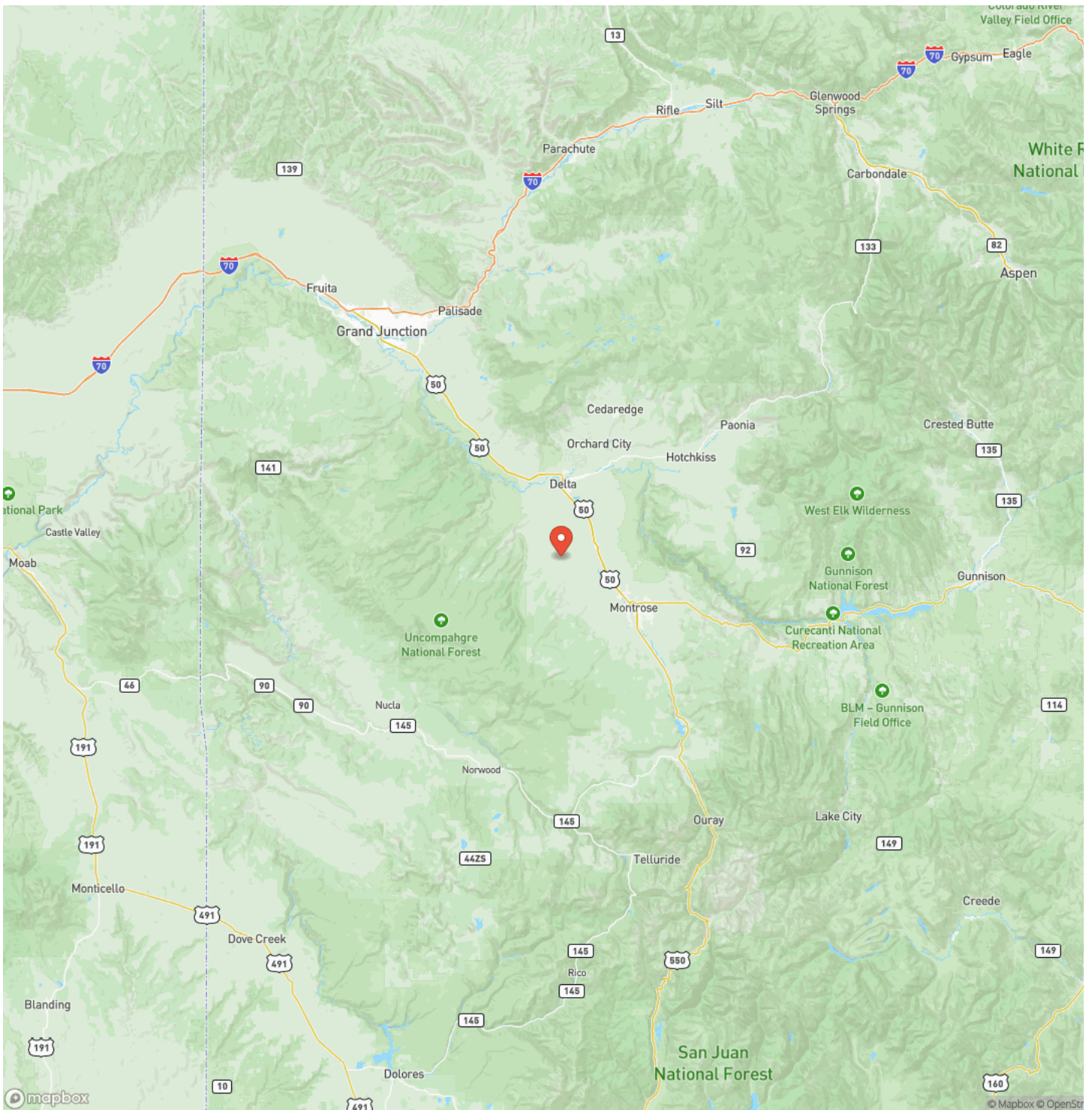


## Locator Map





## Locator Map





## Satellite Map



## Berkeley Estates Vacant Land for Country Home 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.



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