

Montrose Irrigated Farm with Country Home
63118 Falcon Road
Montrose, CO 81401

\$1,500,000
182± Acres
Montrose County



Montrose Irrigated Farm with Country Home
Montrose, CO / Montrose County

SUMMARY

Address

63118 Falcon Road

City, State Zip

Montrose, CO 81401

County

Montrose County

Type

Farms, Ranches

Latitude / Longitude

38.588723 / -107.909665

Dwelling Square Feet

1368

Bedrooms / Bathrooms

3 / 2

Acreage

182

Price

\$1,500,000

Property Website

<https://aspenranchrealestate.com/property/montrose-irrigated-farm-with-country-home-montrose-colorado/59953/>



Montrose Irrigated Farm with Country Home

Montrose, CO / Montrose County

PROPERTY DESCRIPTION

Western Colorado Irrigated Farm and Ranch For Sale

- 182 Deeded acres
- 110 irrigated acres
- 139 Shares UVWUA (great water!)
Lush Hay Fields / Row Crop Land
- Nice log country home
2 stories | 1,368 square feet | 3 beds, 2 bath
- Cattle pens
- Workshop
- Equipment storage building
- Gated Pipe irrigation throughout

A total of over 182 acres, comprising of 110+- acres of irrigated farm land with strong UVWUA water rights. Currently raising quality hay and row crop acreage, the ranch is a well-equipped farm and ranch operation. There is over 23,500 bushels of grain storage, a large shop with garage, equipment storage area, and corrals with automatic waterers. The ranch is irrigated by gated pipe irrigation for efficient water delivery. The non-irrigated portions of the ranch are fenced and typically utilized for calving areas off the main farm grounds. The ranch does come with a small, 1, 368 square foot home nestled in the trees.

Quality Improvements for Farm & Ranch Operation

This ranch operation comes equipped with sorting pens, corrals, over 26,000 bushels of silo grain storage, a sturdy equipment shed to protect your implements, and a garage/workshop all directly adjacent to the ranch home on the property. The ranch home is a comfortable, 2-story, 1,368 square foot log style home, with 3 bedrooms and 2 bathrooms, heated with propane furnace and wood stoves.

The non-irrigated portions of the property are fenced, and have historically been used as calving grounds for cattle during the spring months, to keep cattle off the pastures and row crop land when the spring and summer growing seasons begin, before cattle can be brought to summer grazing permits.

Efficient Irrigation System - Gated Pipe Irrigation

Located in the Uncompaghere River Valley, the area this ranch is located in is served by the Uncompaghere Valley Water Users Association water rights district. This district's water is adjudicated to the land, meaning these strong water rights cannot be severed and sold off from the property they benefit. On this ranch, there is a total of 131.9 shares of the UVWUA water, which is more than 139 acre-feet of water to cover the 110 irrigated acres on the property.

Easy Access & Convenient Location to Montrose, Olathe, Delta

The ranch is located centrally between Olathe, and Montrose, Colorado. Approximately 4 miles east of the town of Olathe, and as the crow flies, approximately 9 miles north of Montrose, the ranch is situated in a rural, country, ranch area, with scattered ranches and country homes for neighbors. Your quick trip to Home Depot or Murdoch's is less than 20 minutes away.

If you're looking to get into the mountains, this ranch is centrally located from a multitude of recreation centers. The Grand Mesa with fishing, four wheeling, camping, & winter sports is just directly north, about a 40 minute drive, and Gunnison and Blue Mesa are South and then East on Highway 50 about an hour's drive away, and the San Juan Mountains, Ouray, and Telluride are all just south of the ranch less than 2 hours away.

Home Ranch Location for Mountain Grazing Land

The ranch is an ideal home base operation for a cattle ranch & row crop farm. The property would pair nicely with a summer grazing permit for cattle, to allow for the growth and harvest of lush hay crops while cattle forage in the Colorado Mountains during the summer months. Pair that with cultivation of row crop land, and the property can begin to cash flow crops, cattle, and hay.

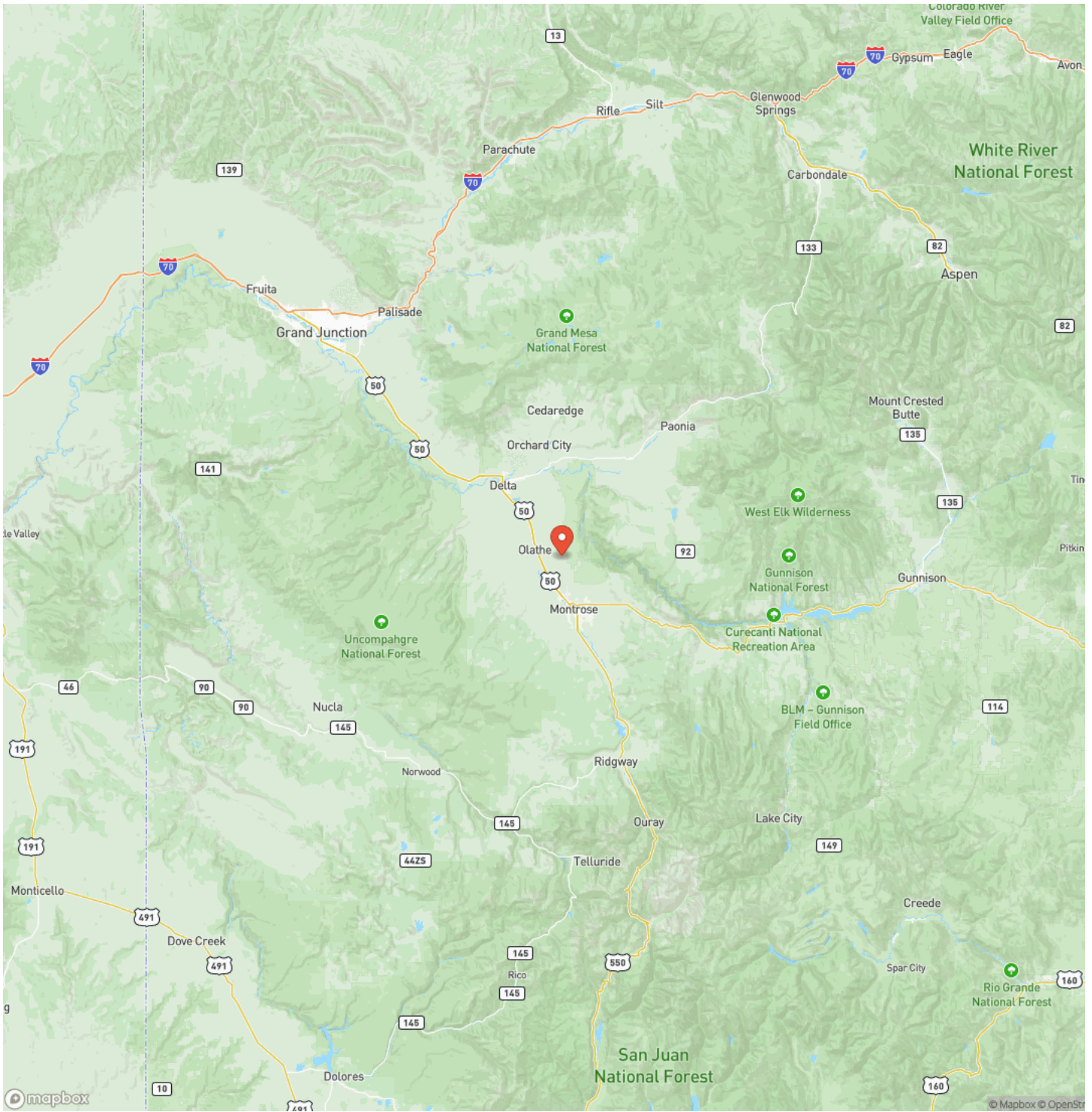
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Locator Map



Locator Map



Satellite Map



Montrose Irrigated Farm with Country Home

Montrose, CO / Montrose County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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