

175 Pasture Place Lot 9 - 11.72 Acres
175 Pasture Place
Montrose, CO 81403

\$450,000
11.720± Acres
Montrose County



175 Pasture Place Lot 9 - 11.72 Acres
Montrose, CO / Montrose County

SUMMARY

Address

175 Pasture Place

City, State Zip

Montrose, CO 81403

County

Montrose County

Type

Undeveloped Land

Latitude / Longitude

38.256345 / -107.753784

Acreage

11.720

Price

\$450,000

Property Website

<https://aspenranchrealestate.com/property/175-pasture-place-lot-9-11-72-acres-montrose-colorado/92511/>



PROPERTY DESCRIPTION

175 Pasture Place – Irrigated Acreage and Building Site North of Ridgway, Colorado

Situated just north of Ridgway and the Ridgway Reservoir in *The Ridge* subdivision, this **11.72-acre property** combines productive irrigated hay ground with an elevated, ready-to-build homesite and expansive San Juan Mountain views. With utilities in place and easy access off Highway 550, it's an excellent option for a **horse property**, small farm, or custom mountain home close to outdoor recreation and town amenities.

Property Highlights

- **11.72 total acres** in *The Ridge* subdivision north of Ridgway, Colorado
- Approximately **9 acres of irrigated hay ground** served by the Hayes-Teague Ditch
- **Elevated building site** overlooking the irrigated pasture and mountain vistas
- **Tri-County Water tap installed and paid**
- **San Miguel Power** available on site
- **Easy access** from Highway 550 — convenient and build-ready
- Ideal for **horses, hay production, or peaceable rural living**
- Close proximity to Ridgway, Ouray, Telluride, and Montrose

Recreation & Nearby Towns

Minutes from the blue waters of **Ridgway Reservoir**, this parcel offers immediate access to boating, kayaking, fishing, and lakeside camping, while Ridgway State Park provides miles of trails for hiking, mountain biking, and horseback riding. The nearby **town of Ridgway** supplies a charming small-town feel with dining, galleries, and community events. A short drive brings you to **Ouray** — renowned for its hot springs, waterfalls, and 4x4 routes — and further on to **Telluride** for world-class skiing, festivals, and cultural events. **Montrose** sits approximately 30 minutes away, providing shopping, healthcare, and regional air service, striking a convenient balance between remote country living and everyday necessities.

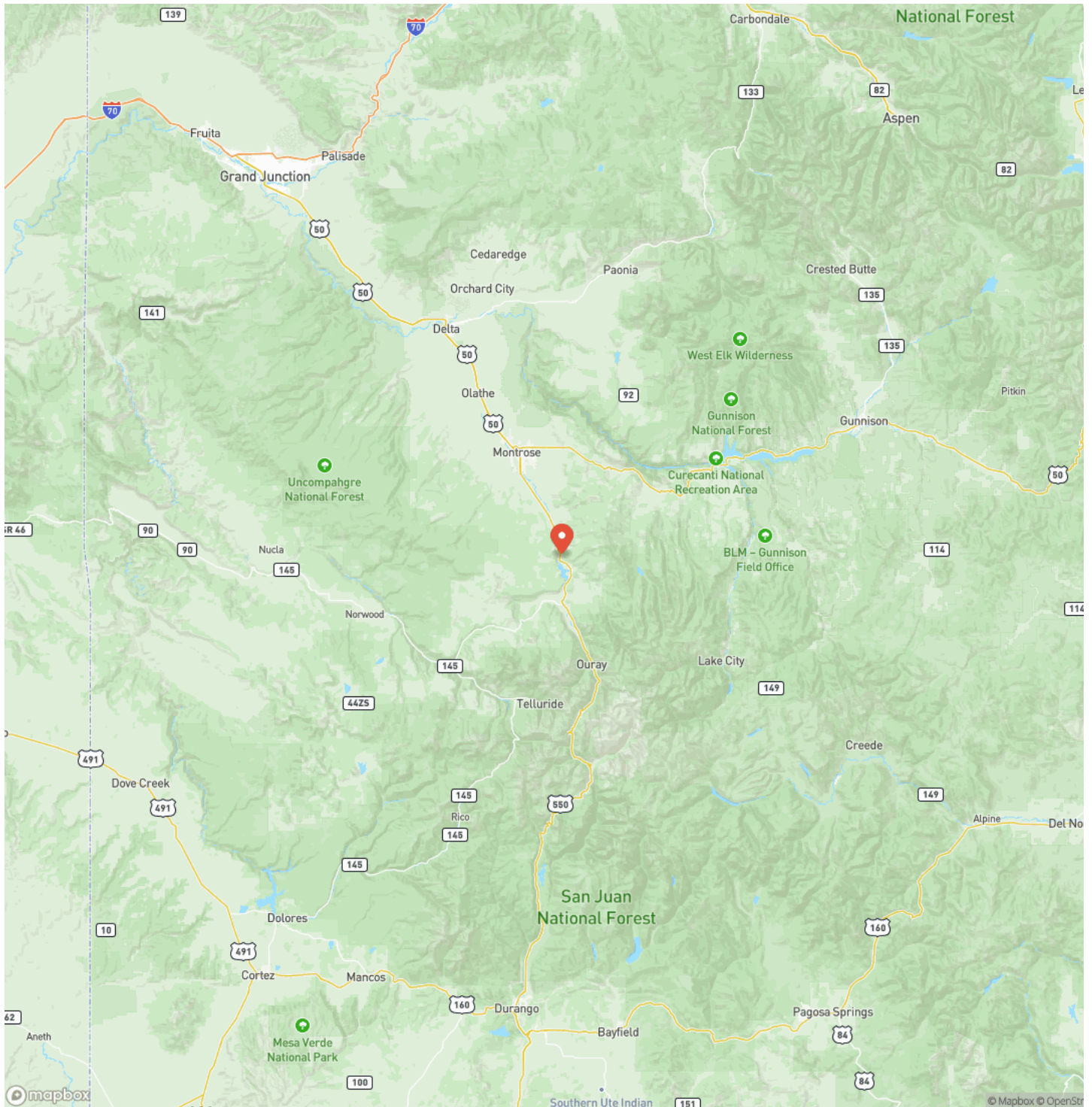
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

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Address

31428 Highway 92

City / State / Zip

NOTES

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This image shows a single 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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