

Modern Farmhouse For Sale
11655 5800 Road
Montrose, CO 81403

\$850,000
7.810± Acres
Montrose County



Modern Farmhouse For Sale
Montrose, CO / Montrose County

SUMMARY

Address

11655 5800 Road

City, State Zip

Montrose, CO 81403

County

Montrose County

Type

Single Family, Farms, Residential Property, Horse Property

Latitude / Longitude

43.698589 / -97.183671

Dwelling Square Feet

2181

Bedrooms / Bathrooms

4 / 3

Acreage

7.810

Price

\$850,000

Property Website

<https://aspenranchrealestate.com/property/modern-farmhouse-for-sale-montrose-colorado/57060/>



PROPERTY DESCRIPTION

Montrose Colorado country home with irrigated acreage for sale

New to the market is this country home situated just 15 minutes northwest of Montrose in a pastoral setting of homes with acreage. Built in 2019, the home is best described as a “modern farmhouse”, with 3 bedrooms, office, craft room, country kitchen, and wide verandas on the south and east side of the house. There’s plenty of room for vehicles and projects, with a 3-car attached garage and a 3-bay detached workshop, not to mention a storage shed and carport. The home offers many custom details, such as in-floor radiant heat; on-demand hot water; central A/C; quartz kitchen countertops; farm sink; Brazilian hardwood floors; and main floor master suite.

Irrigated hay ground, large garden, oversized yard with sprinkler irrigation, and fruit trees

If you like to grow things, this is a great place to be. Montrose is known for its mild climate and long growing season, and the soil on this country estate is excellent. The parcel has 8.8 dedicated shares of Uncompahgre Valley Water Users Association water rights, and the seller has leased an additional 2.5 shares for the 2024 growing season, giving it an abundance of water, which is delivered by gated pipe. The spacious lawn has an underground sprinkler system and the grass is thick and lush. Additionally, there are 11 young fruit trees on the property that will provide bountiful cherries, apples, and peaches in future years.

Horse property potential with fencing and outbuildings

This property is not currently fenced for horses, but it could easily be converted into a horse property with fencing and outbuildings.

Montrose CO country homes for sale are a hot commodity

Montrose is known as one of the most desirable locations in Western Colorado. With its mild climate, strong business environment and close proximity to Telluride, it's a favorite destination for buyers seeking a country lifestyle. The Montrose Regional Airport offers connecting flights to Denver, Phoenix, Dallas, and other major airports, and connections are easy. Montrose has many good restaurants, coffee shops, and downtown stores, as well as big box stores such as Home Depot and WalMart.

Montrose is a Western Colorado recreation paradise

For the active recreation enthusiast, Montrose offers a wide variety of options, including skiing in Telluride; snowmobiling on the Uncompahgre Plateau; excellent big game hunting for mule deer and elk; fly-fishing on the Uncompahgre, the Gunnison, or the Cimarron Rivers; hiking, canyoneering, whitewater rafting; and many golf courses.

MORE INFO ONLINE:

aspenranchrealestate.com

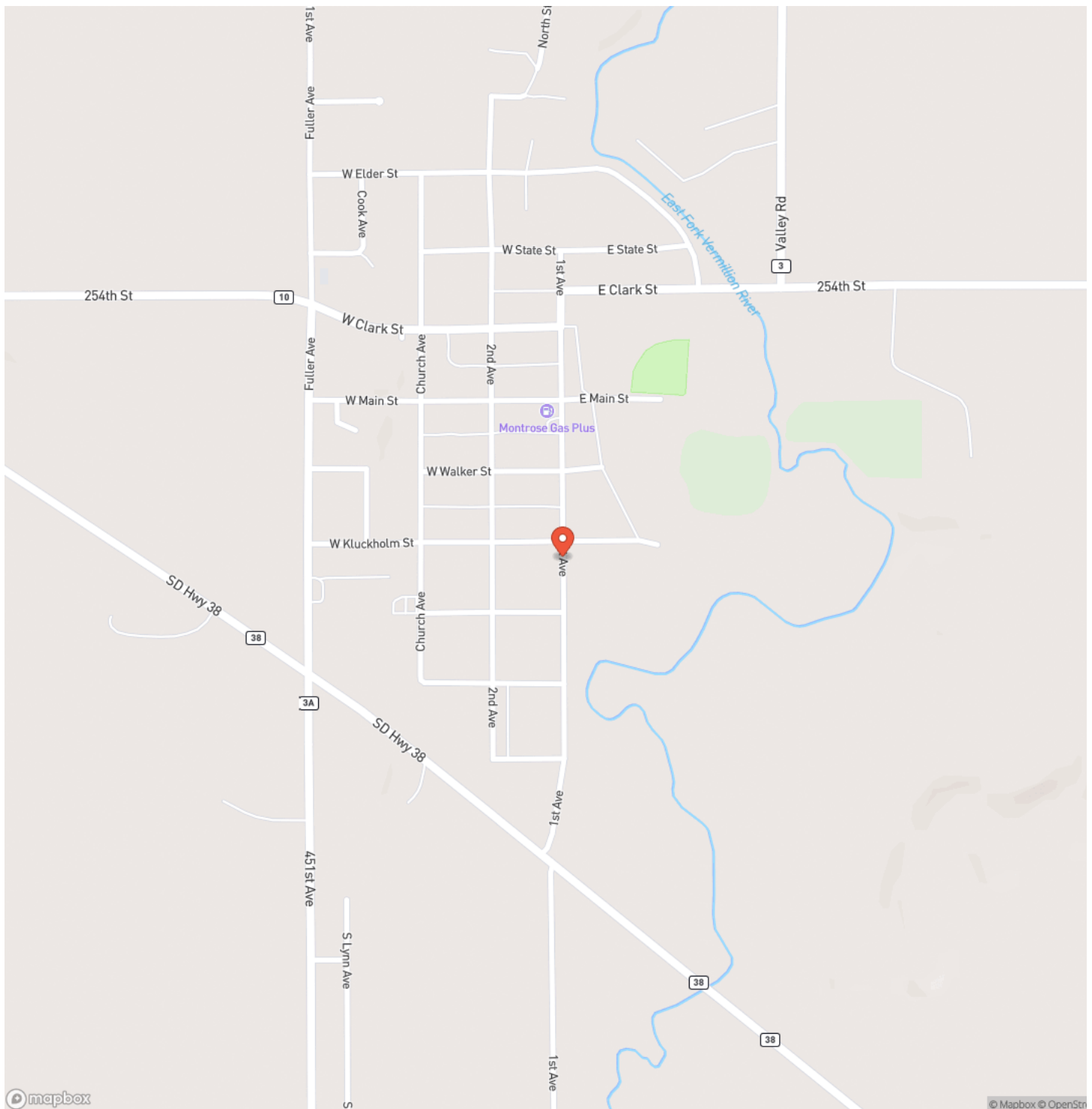
Another Colorado country home for sale by United Country Colorado Brokers

The team at UCCB is well-known for selling country homes, country estates, horse properties, ranches, farms, resorts, vineyards and wineries, orchards, and rural businesses, including 25 outfitting businesses. Gary Hubbell, ALC, is the managing broker and auctioneer with UCCB. Spencer Jordan is the co-listing agent on this property. Spencer sells luxury homes, ranches, farms, and unique properties in Aspen, Crested Butte, Montrose, and across Western Colorado.

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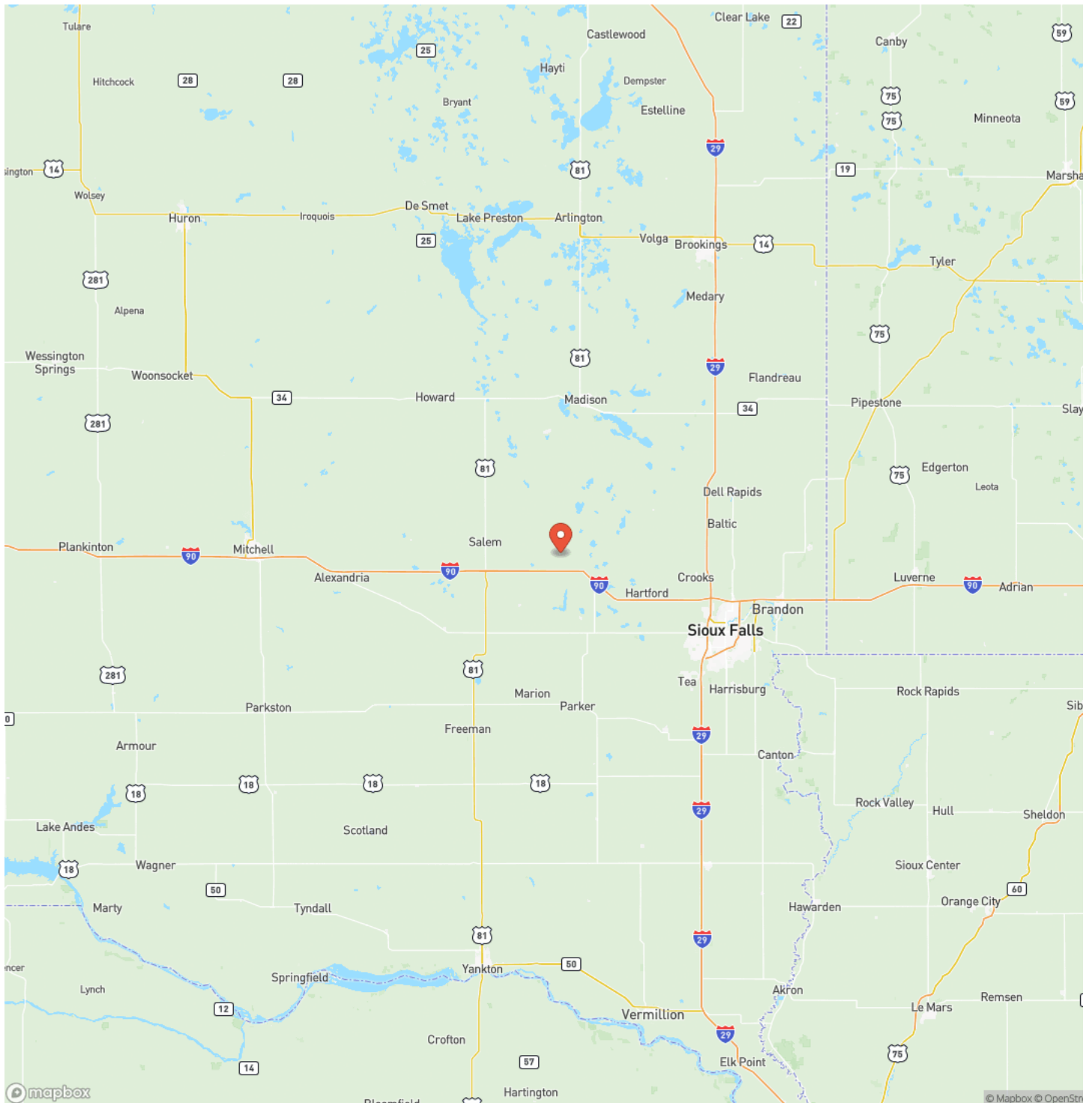


Locator Map



MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

Modern Farmhouse For Sale

Montrose, CO / Montrose County

LISTING REPRESENTATIVE

For more information contact:



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Spencer Jordan

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NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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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