

Brook Creek Cabin
2244 Divide Creek Rd
Collbran, CO 81624

\$750,000
102.410± Acres
Mesa County



Brook Creek Cabin
Collbran, CO / Mesa County

SUMMARY

Address

2244 Divide Creek Rd

City, State Zip

Collbran, CO 81624

County

Mesa County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

39.3476 / -107.5837

Acreage

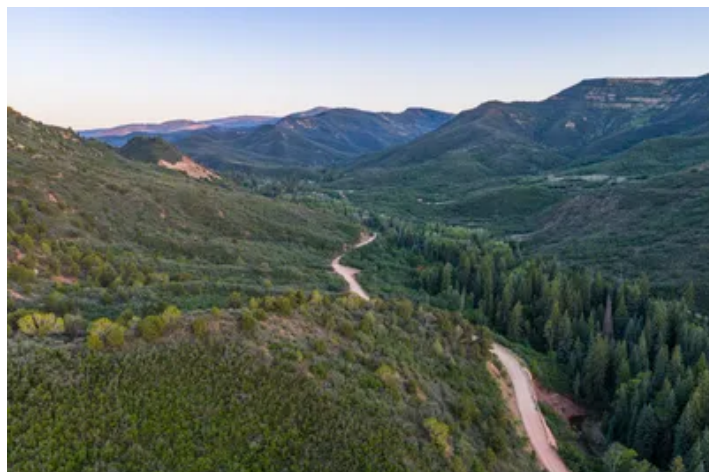
102.410

Price

\$750,000

Property Website

<https://arrowheadlandcompany.com/property/brook-creek-cabin-mesa-colorado/111555/>



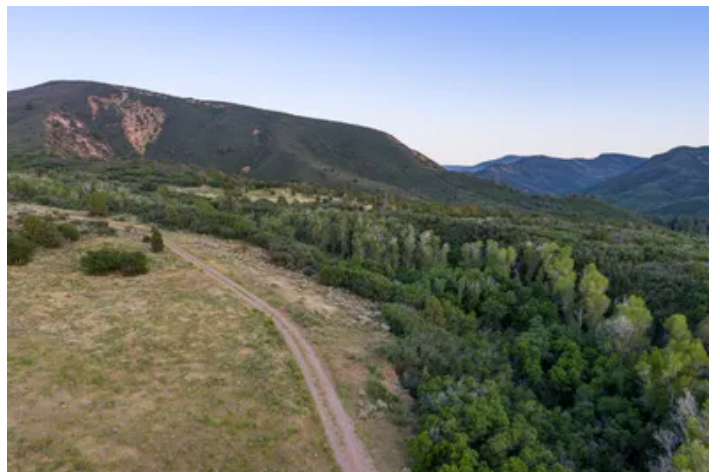
Brook Creek Cabin Collbran, CO / Mesa County

PROPERTY DESCRIPTION

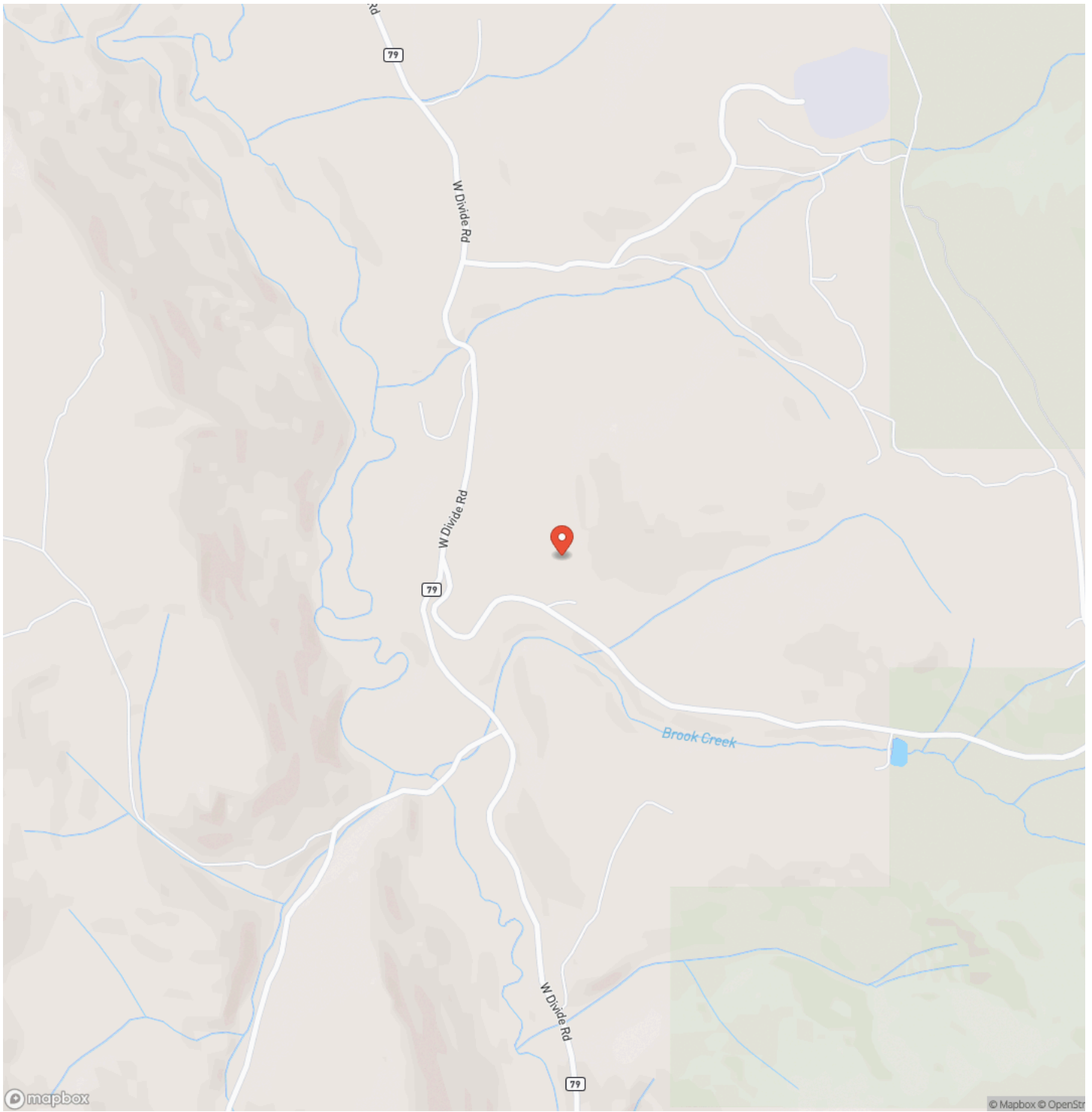
Located along Divide Creek Road in Mesa County, Colorado, Brook Creek Cabin sits above the West Divide Creek bottoms, offering a private mountain setting surrounded by the beauty that is Western Colorado! The property is positioned for privacy; the 924 +/- square foot cabin is hidden from the road and presents breathtaking views! The well-built, real log cabin provides a comfortable place to escape to the mountains, whether it is used as a weekend retreat, a hunting camp, or a home base for exploring everything this area has to offer. Inside, the character of the real log construction creates a warm and inviting atmosphere, while the surrounding views and quiet setting make it a place where you can truly disconnect. The land surrounding the cabin is home to an abundance of wildlife, including elk, mule deer, black bear, and Merriam turkeys. With BLM land very close to the property, there is an incredible amount of public ground to explore and hunt just beyond your boundary. The recreational opportunities on and off the property are endless! The 102.41 +/- acres feature a diverse landscape with creek bottoms shaded by towering cottonwoods, along with significant elevation changes throughout. A network of trails allows you to navigate the property by side-by-side or ATV while accessing different areas of the land. The northeast portion of the property climbs in elevation, where a trail leads to higher ground and impressive views of the surrounding country! A barn located near the center of the property offers additional storage for equipment, tools, or outdoor gear. The property also has two separate access points from the county road, providing flexibility for managing or hunting the property. Brook Creek Cabin represents what draws people to this Mesa County area: mountain scenery, wildlife, privacy, and a place to enjoy the outdoors year-round! Whether you are looking for a secluded cabin retreat, a hunting headquarters, or a larger acreage property to hunt and enjoy, this property offers the setting and amenities to make it your own! The southern half of the property could be purchased alone. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Forest Keith at [\(970\) 230-0226](tel:9702300226).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

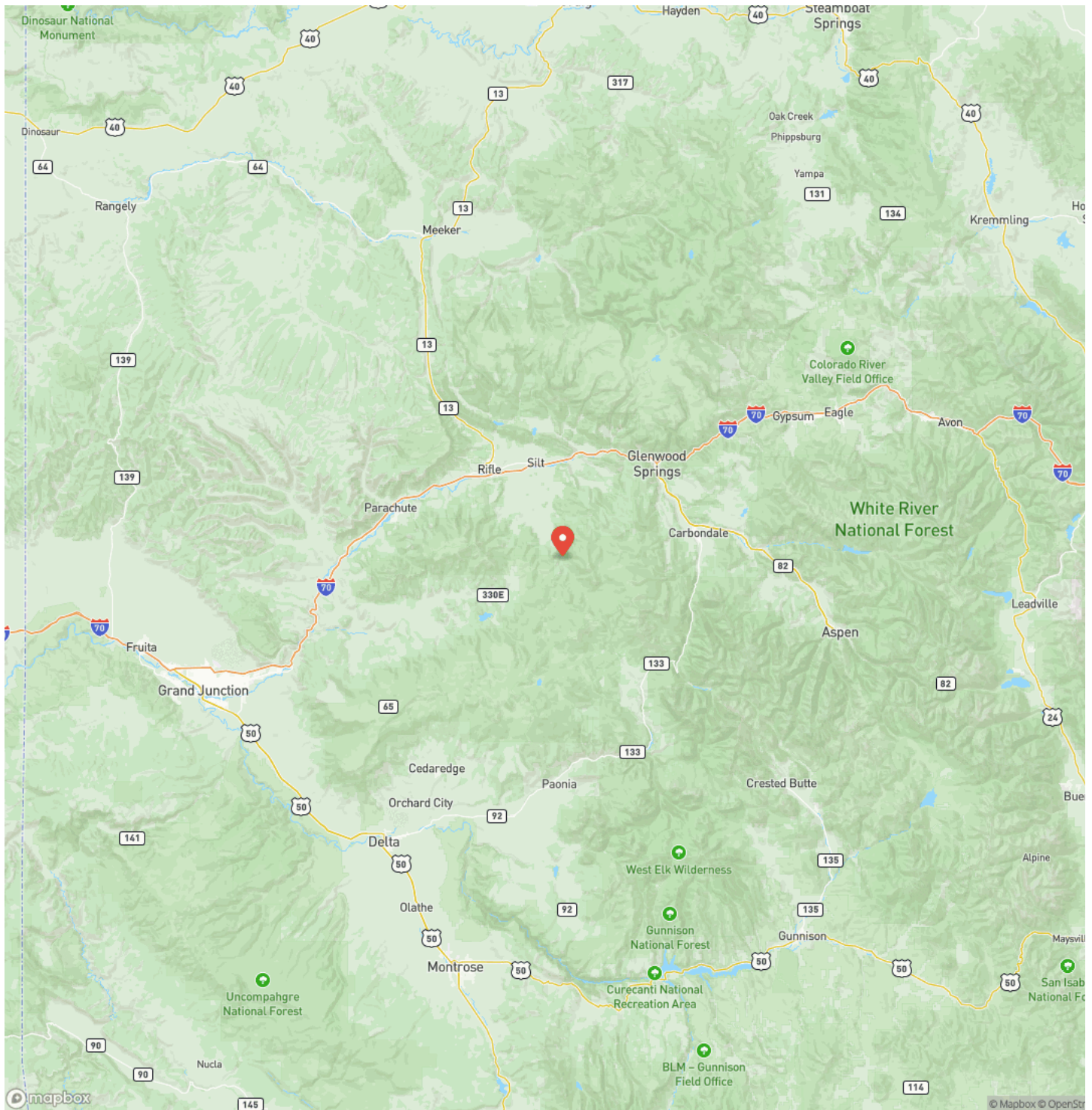
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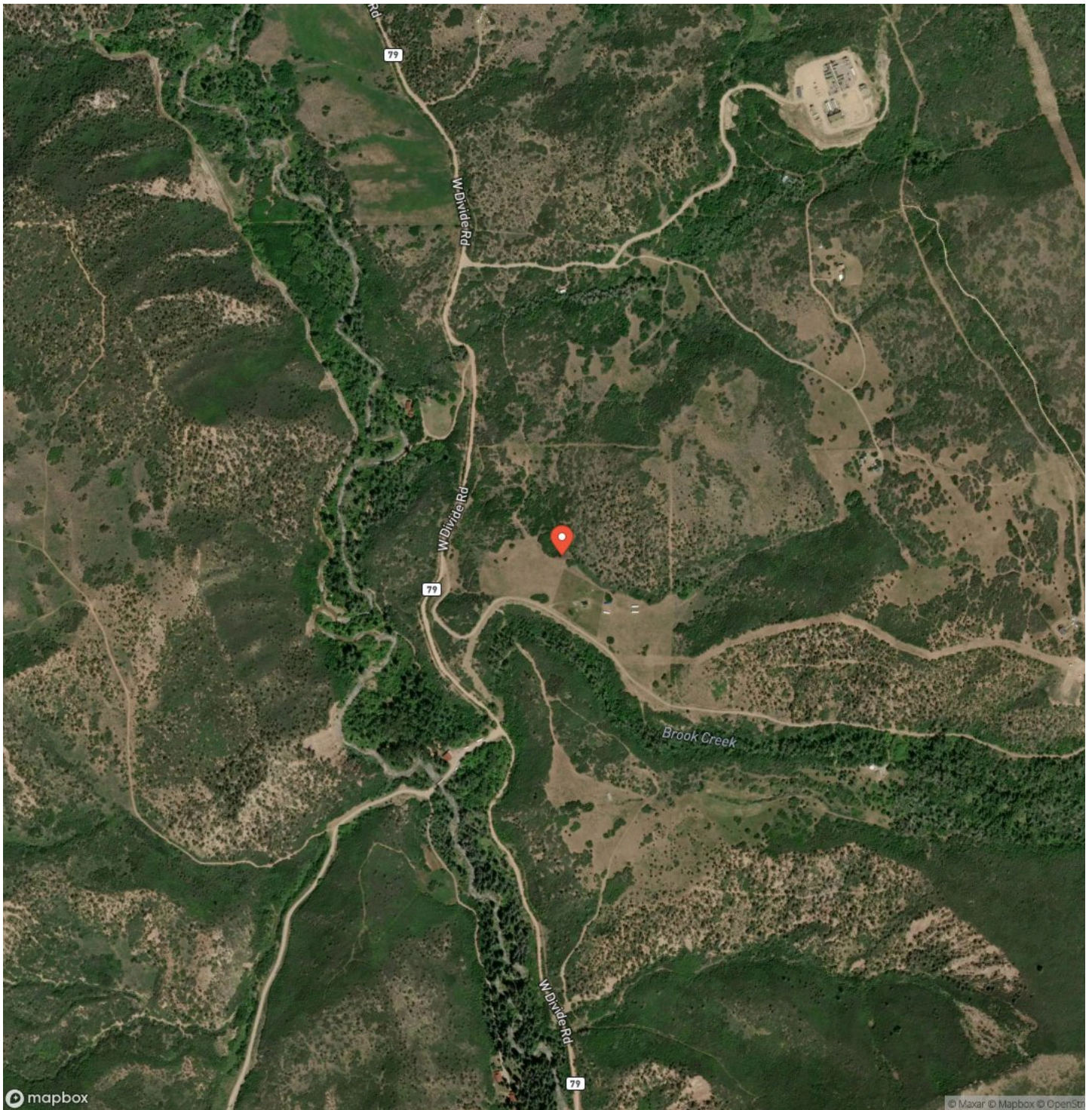
Locator Map



Locator Map



Satellite Map



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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