

Kinstead West Ranch
County Road 331
Silt, CO 81652

\$1,100,000
95± Acres
Garfield County



Kinstead West Ranch
Silt, CO / Garfield County

SUMMARY

Address

County Road 331

City, State Zip

Silt, CO 81652

County

Garfield County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

39.457873 / -107.648502

Acreage

95

Price

\$1,100,000

Property Website

<https://arrowheadlandcompany.com/property/kinstead-west-ranch-garfield-colorado/81198/>



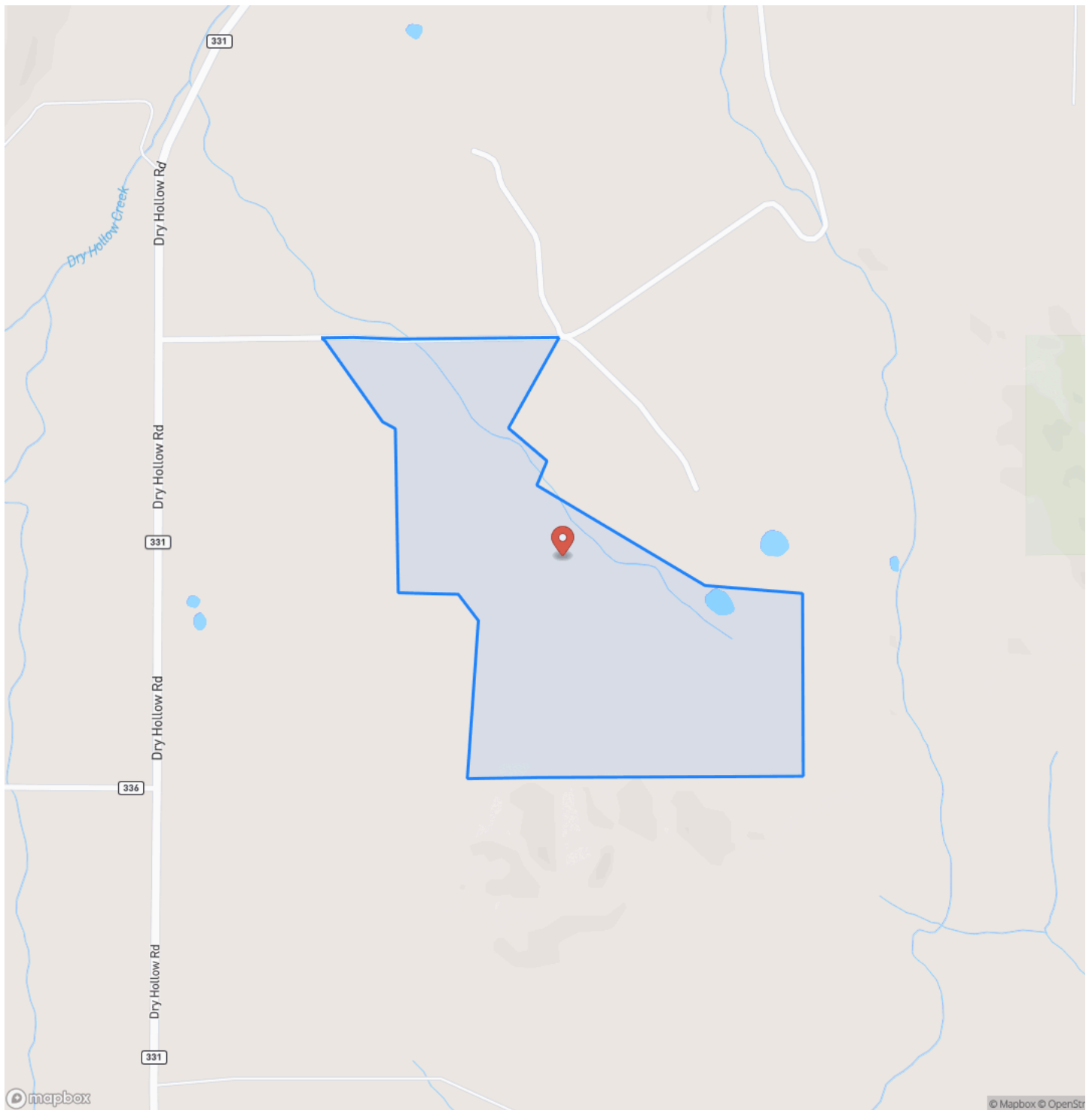
PROPERTY DESCRIPTION

Introducing the Kinstead West Ranch — 95±acres in Garfield County, Colorado! This property consists of 90±acres of alfalfa that are under a conservation easement. In addition to the 90±acres, there are 5±acres available as an incredible build site. Imagine looking out your back window, taking in the breathtaking mountain views while mule deer and elk feed in your alfalfa field! The opportunities on this ranch are truly phenomenal. Whether you're an outdoorsman or a farmer/rancher, this property is perfect for you. Mule deer and elk migrate down from the high mountains as the snow falls and herd up in fields like this one for the winter, increasing your chances for big game hunting. Two ponds are located on this tract and have been known to attract waterfowl in past years. Additionally, the access to water enhances the value for ranching operations. Located just 8±miles from Silt, 14±miles from Rifle, and 27±miles from Glenwood Springs. All showings are by appointment only. For more information or to schedule a private viewing, please contact Forest Keith at [\(970\) 230-0226](tel:9702300226).

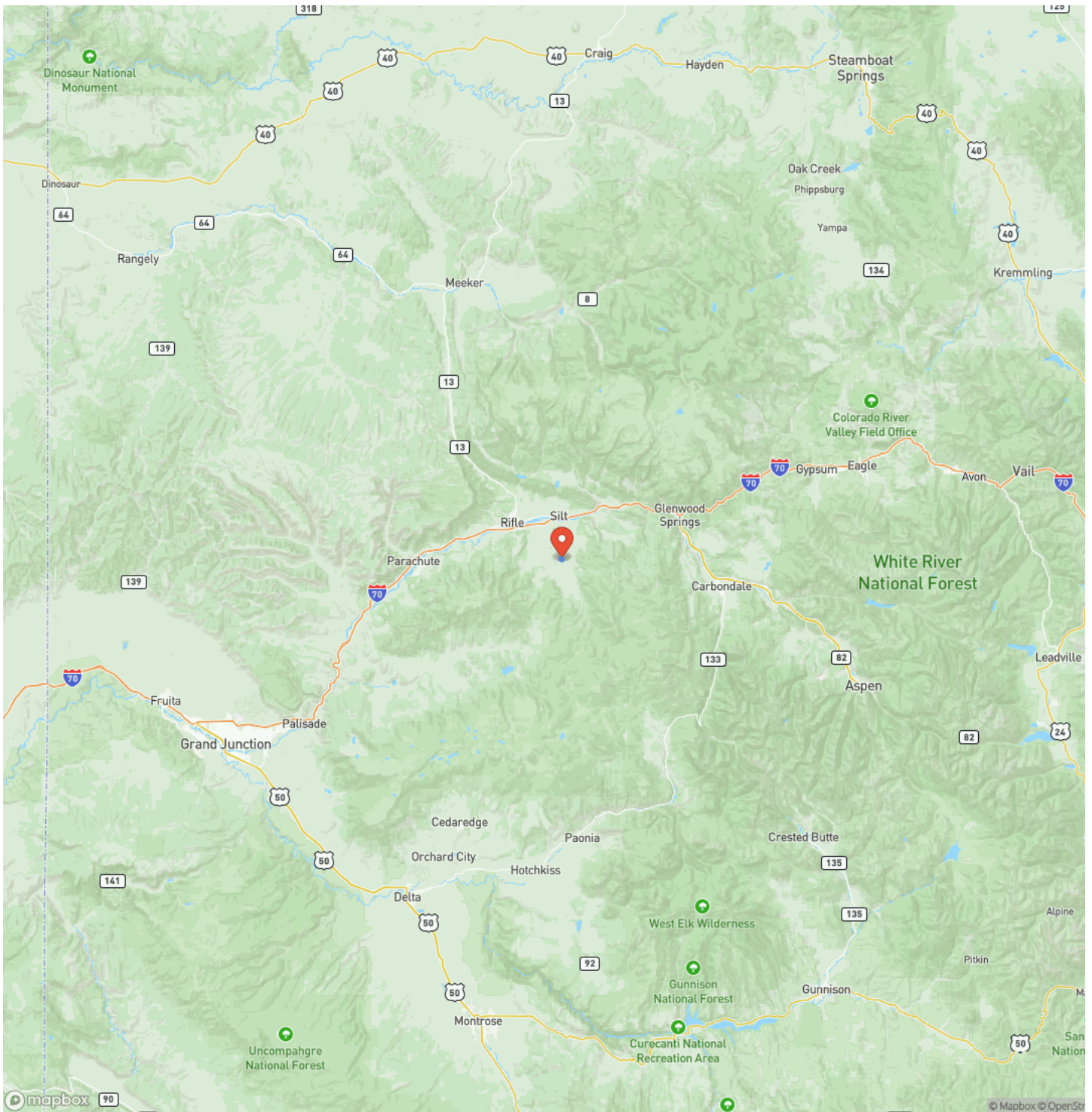
**Kinstead West Ranch
Silt, CO / Garfield County**



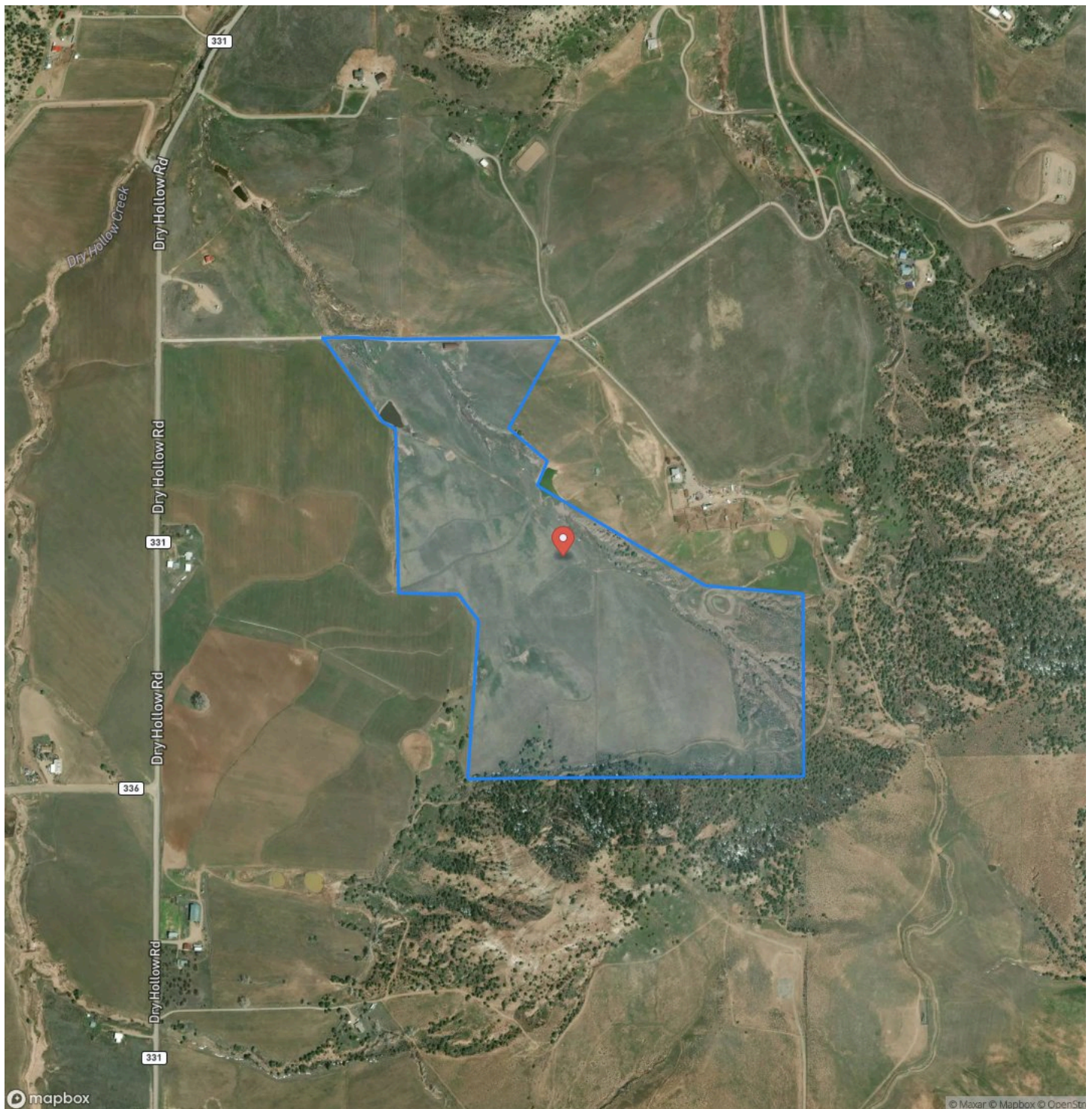
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Forest Keith

Mobile

(970) 230-0226

Email

forest.keith@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.



www.arrowheadlandcompany.com

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

