

Crowley Ranch
6494 CO-141
Dove Creek, CO 81324

\$1,644,000
1,096 +/- acres
Dolores County



Crowley Ranch
Dove Creek, CO / Dolores County

SUMMARY

Address

6494 CO-141

City, State Zip

Dove Creek, CO 81324

County

Dolores County

Type

Farms, Hunting Land, Ranches, Recreational Land,
Horse Property

Latitude / Longitude

37.80411133347539 / -108.93527039172739

Acreage

1,096

Price

\$1,644,000

Property Website

<https://stjamessportingproperties.com/property/crowley-ranch-dolores-colorado/4972>



PROPERTY DESCRIPTION

The Crowley Ranch is composed of 1096 acres situated in Dove Creek and is some of the best Agriculture ground and habitat around Dove Creek. The workings of the Ranch has been meticulously maintained to produce the best organic fields around. With splendid mountain views in all four compass directions, this sleepy town derives its name from the wild doves inhabiting local waterways. These days, abundant yields from local farms make Dove Creek better known as one of the pinto bean capitals of the world. With the agriculture ground and the plenty of cover Dove Creek hold tons of game.

AGRICULTURE

Its pretty rare that you can suffice your sporting needs and also pencil out in the agriculture basis but this place does both. The area is world renown for the "agricultural jewel " pinto beans" with the rich soils, and the 300 sunny days a year make for the perfect combination to grow great crops and Monster Muleys. This ground, in particular, is one of the best made up Ranches in the area with the attention to detail on every aspect of the crop.

HUNTING

From big game like elk and deer to small game like dove and pheasant, there is a wealth of prime hunting opportunities in Dove Creek. As if the stunning natural scenery weren't enough, the hunting landscape makes this a destination and paradise for the sportsman. All the Ag fields make for such an attractant for the game animals and provide the nutrients to grow those magnificent animals. On the property there are mostly big open Ag fields with little pockets to hold the game during the day time, you can't take a step without seeing fresh elk or deer sign throughout the property. The owner has a big pond on the property to keep the animals hanging around through the seasons. It also has been managed for several years only harvesting mature animals to preserve it for years to come. Unit 711 offers over the counter elk tags and since this property is over 160 acres you can qualify for landowner tags.

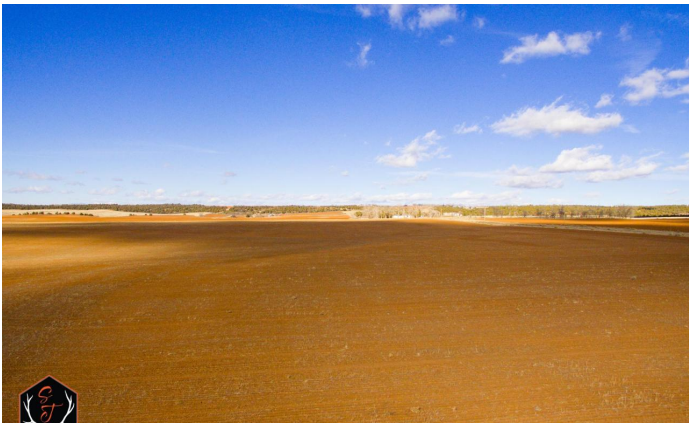
FISHING

Throughout Dolores and Montezuma county there is some phenomenal trout fishing, the Dolores River is a major attractant as it holds rainbows and huge brown trout. Narraguinnep Reservoir is a short drive from the property and makes for a great getaway after your morning hunt, there are countless high lakes and reservoirs within a short distance for you to satisfy the angler in you.

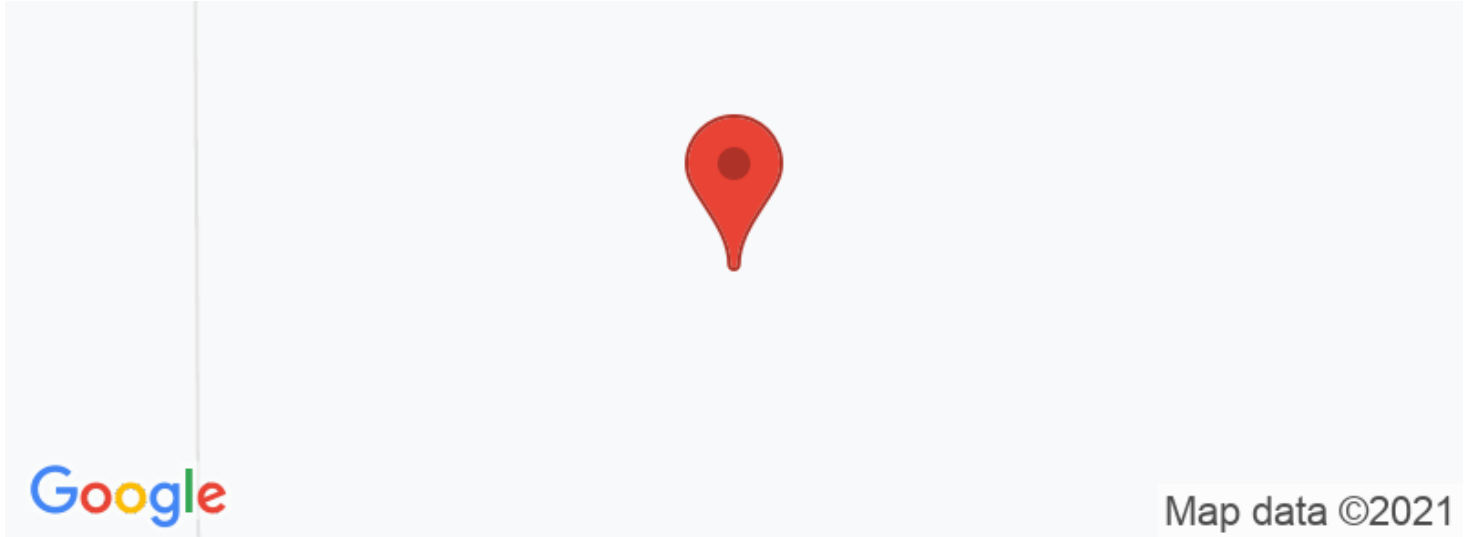
IMPROVEMENTS

This 1096 acre would make a great cabin site or home site with year round access and power running right through the property. For all your amenities you can be in Cortez within 30 miles which has grocery stores, a hospital and Dove Creek is about 5 miles away. If you're in the market for an affordable hunting haven where you can take monster mulies and good bulls yearly then this is the place for you. Offered at 1,500\$ an acre this property won't last long. Call Blayne St. James at St James Sporting Properties for more info 877-596-6089

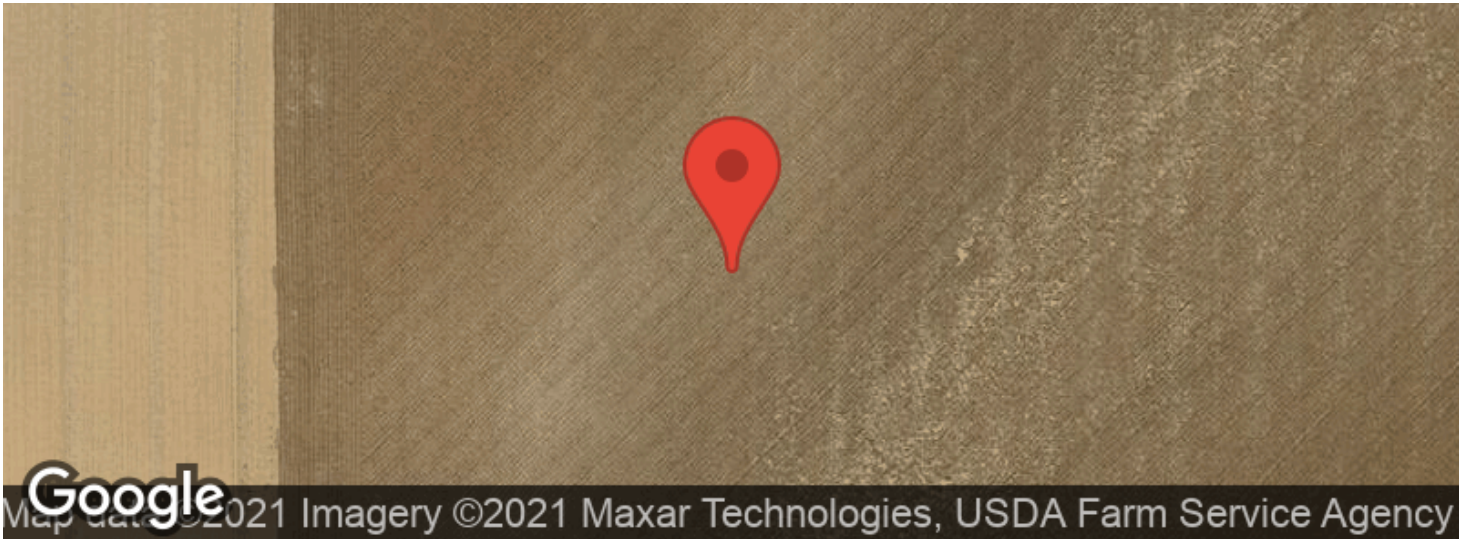
Crowley Ranch
Dove Creek, CO / Dolores County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Blayne St. James

Mobile

(970) 596-6089

Office

(877) 354-7247

Email

blayne@sjsportingproperties.com

Address

721 Main Street

City / State / Zip

Windsor, CO, 80550

NOTES

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

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.

St. James Sporting Properties

721 Main Street

Windsor, CO 80550

(877) 354-7247

SJSportingProperties.com

