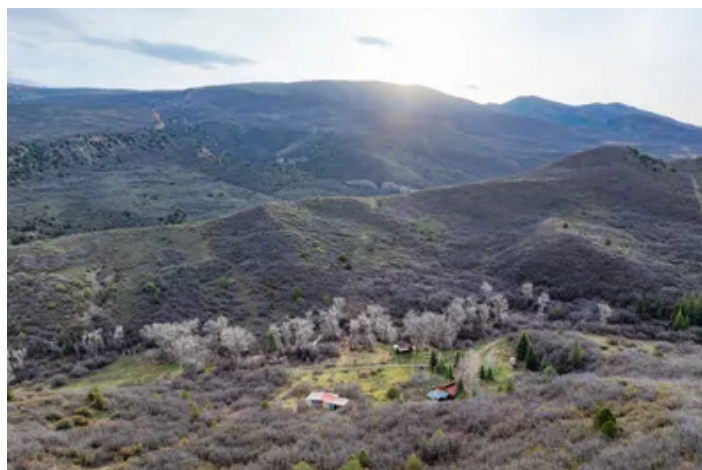


Little Muddy Gulch Cabin Retreat
22991 Divide Creek Rd
Collbran, CO 81624

\$400,000
36.7± Acres
Mesa County



Little Muddy Gulch Cabin Retreat
Collbran, CO / Mesa County

SUMMARY

Address

22991 Divide Creek Rd

City, State Zip

Collbran, CO 81624

County

Mesa County

Type

Hunting Land, Recreational Land, Residential Property, Single Family

Latitude / Longitude

39.3233 / -107.5796

Dwelling Square Feet

728

Bedrooms / Bathrooms

2 / 1

Acreage

36.7

Price

\$400,000

Property Website

<https://arrowheadlandcompany.com/property/little-muddy-gulch-cabin-retreat-mesa-colorado/103307/>



PROPERTY DESCRIPTION

Welcome to Little Muddy Gulch Cabin Retreat, your private mountain escape in Mesa County, Colorado offering 36.7± acres of scenic beauty, seclusion, and recreational opportunities! This property features a cabin with 728 +/- square feet of living space that includes 2 bedrooms and 1 bathroom, perfectly suited for a weekend getaway. In addition to the main cabin, there is a guest cabin ideal for hosting friends and family that currently holds two beds. The cabin area is fenced, providing added security and convenience, and the property is well-equipped with improvements including a tack room, a barn for storing ATVs and equipment, a horse barn, and an additional storage shed. The property is powered in part by solar, offering a level of off-grid capability while still maintaining comfort. Tucked away down a private road with no public access, this place offers true peace and quiet. Little Muddy Gulch, running off West Divide Creek, winds through the property, adding to the natural appeal and supporting the abundant wildlife in the area. With breathtaking mountaintop views and diverse terrain, this property is a haven for outdoorsmen. There are tens of thousands of acres of nearby public land, providing endless opportunities for hunting, hiking, and recreation. Whether you are looking for a hunting basecamp or a peaceful escape, Little Muddy Gulch Cabin Retreat offers a rare opportunity to own your own slice of Western Colorado. The property is located 45+/- minutes from Rifle, 58+/- minutes from Glenwood Springs, and 1 hour and 55+/- minutes from Grand Junction. 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.

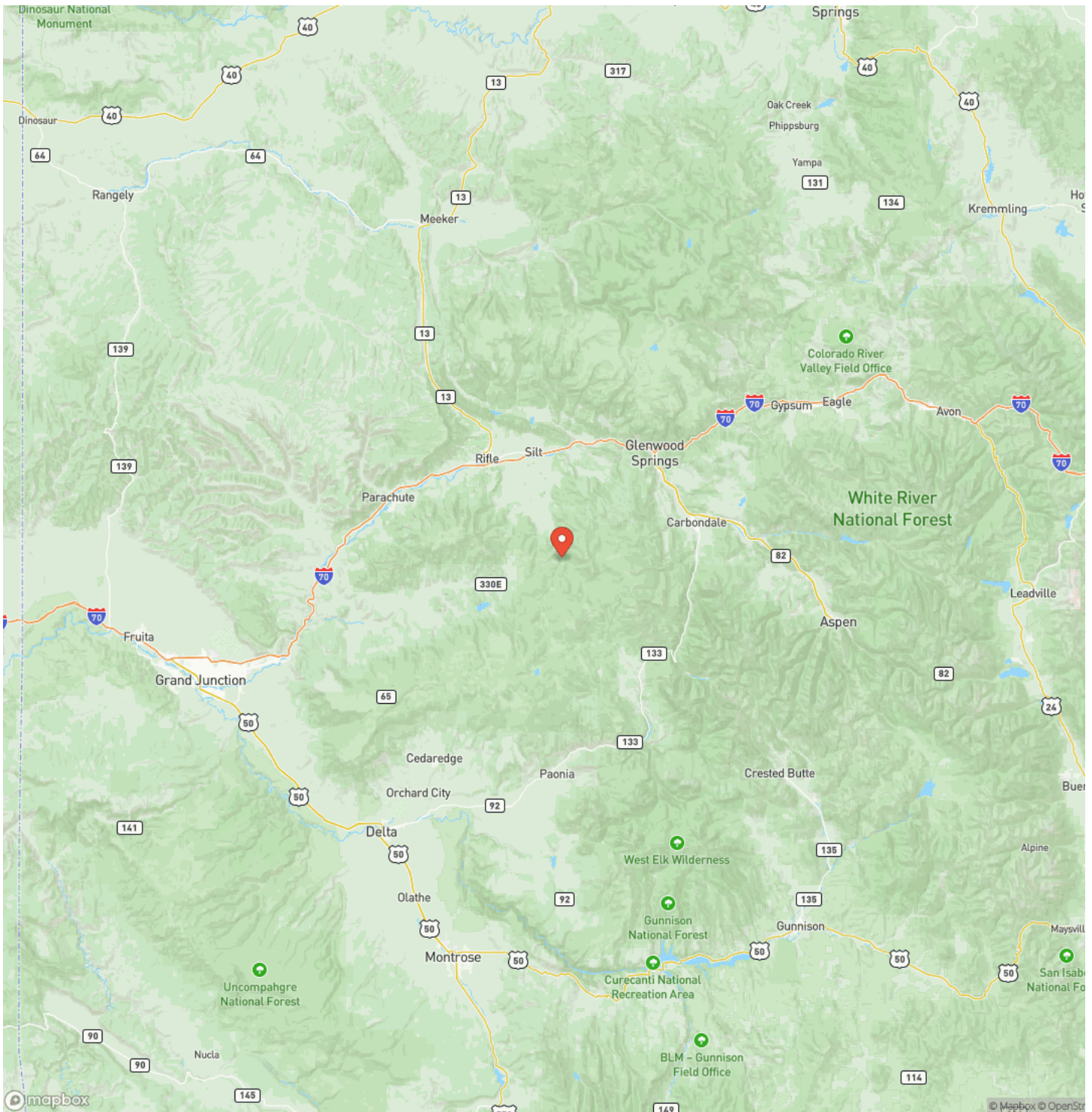
Little Muddy Gulch Cabin Retreat
Collbran, CO / Mesa County



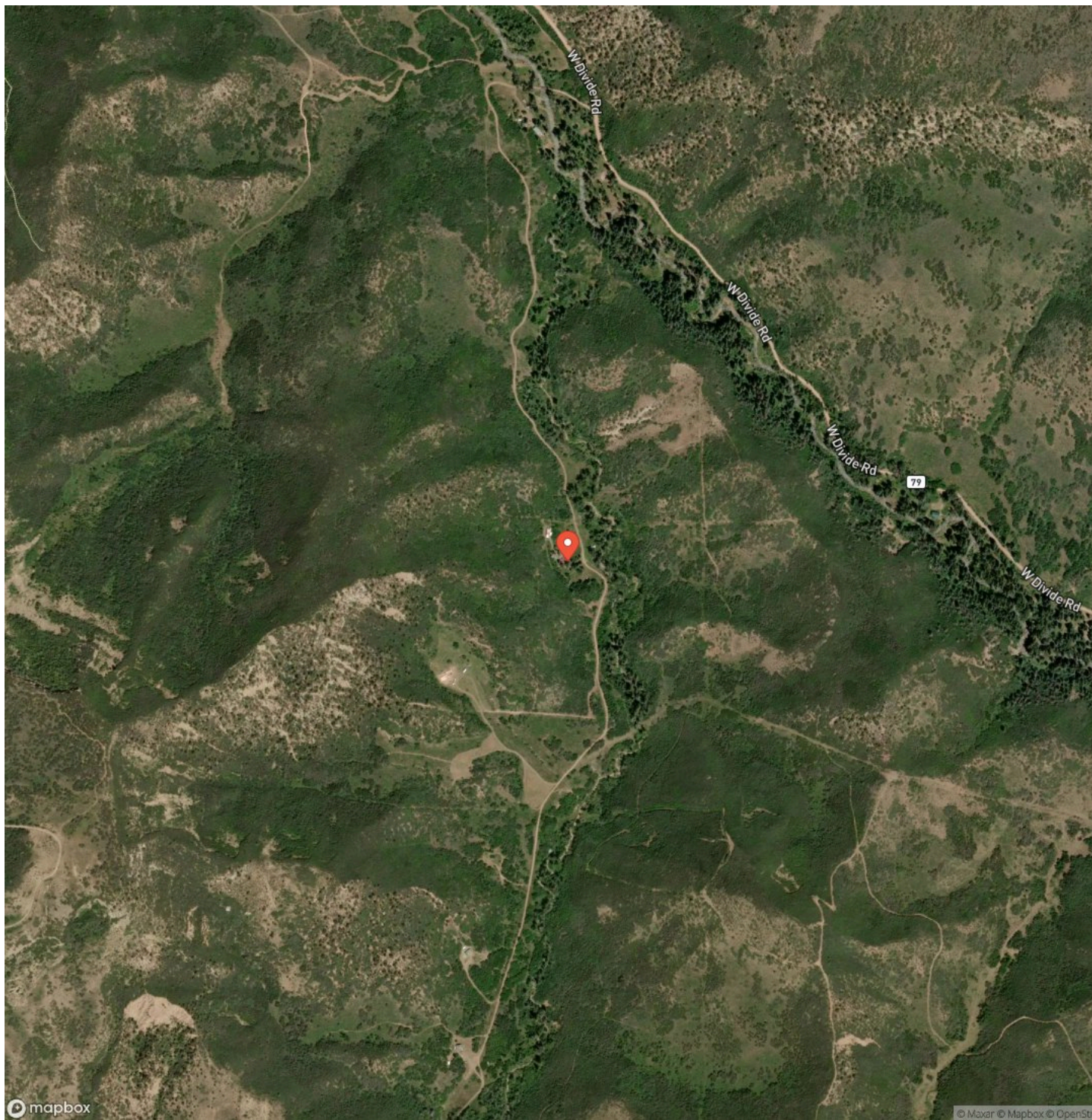
Locator Map



Locator Map



Satellite Map



Little Muddy Gulch Cabin Retreat

Collbran, CO / Mesa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Forest Keith

Mobile

(970) 230-0226

Email

forest.keith@arrowheadlandcompany.com

Address

City / State / Zip

Rifle, CO 81650

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.

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.



<https://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.

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