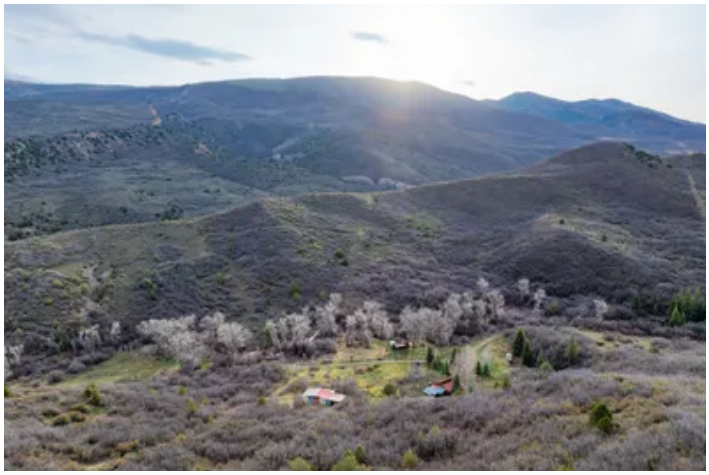
Little Muddy Gulch Cabin Retreat
22991 Divide Creek Rd
Collbran, CO 81624

$400,000
36.7± Acres
Mesa County



ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

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

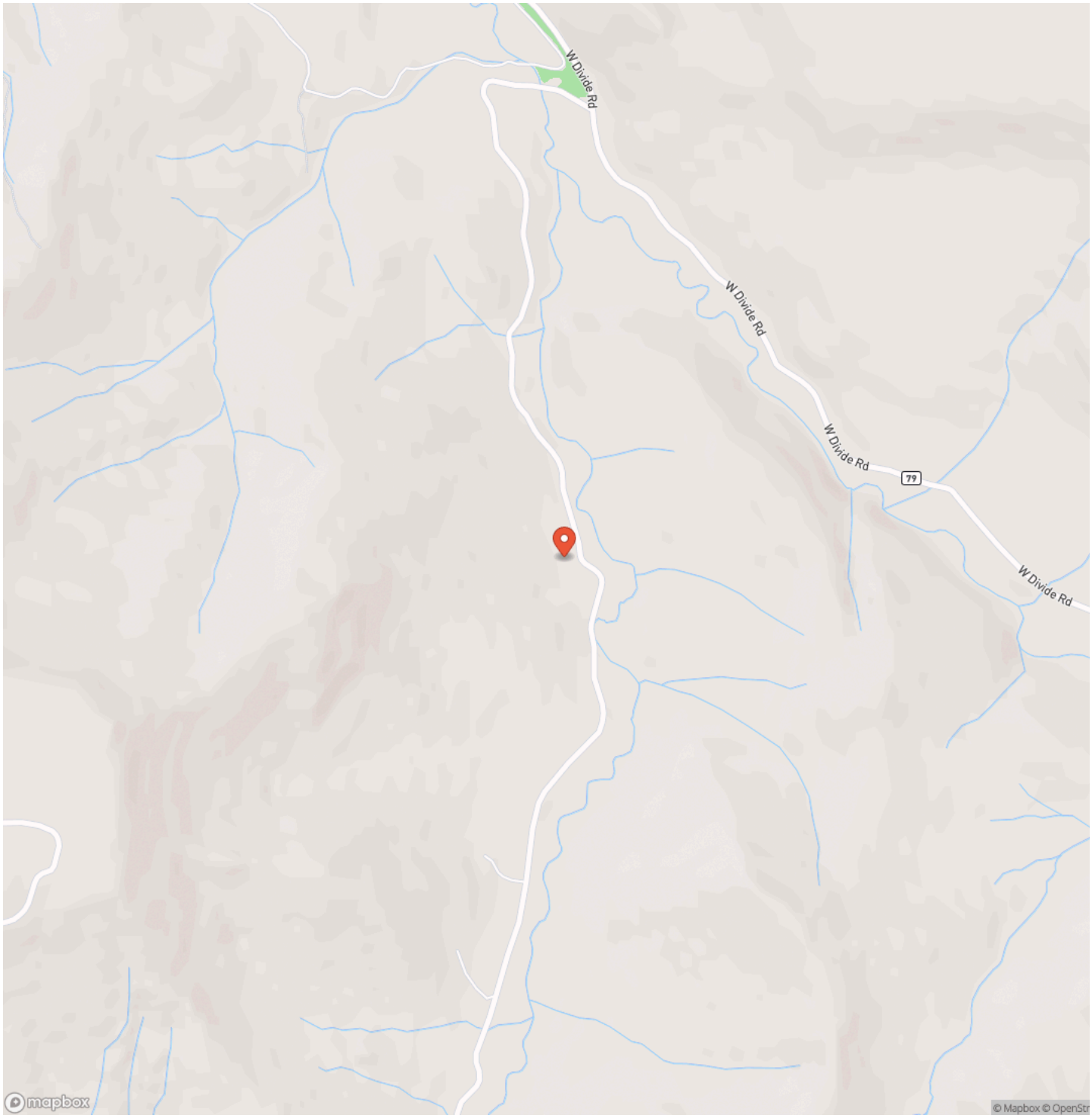
Price
$400,000

Property Website
arrowheadlandcompany.com

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 . 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.

Locator Map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W Divide Rd
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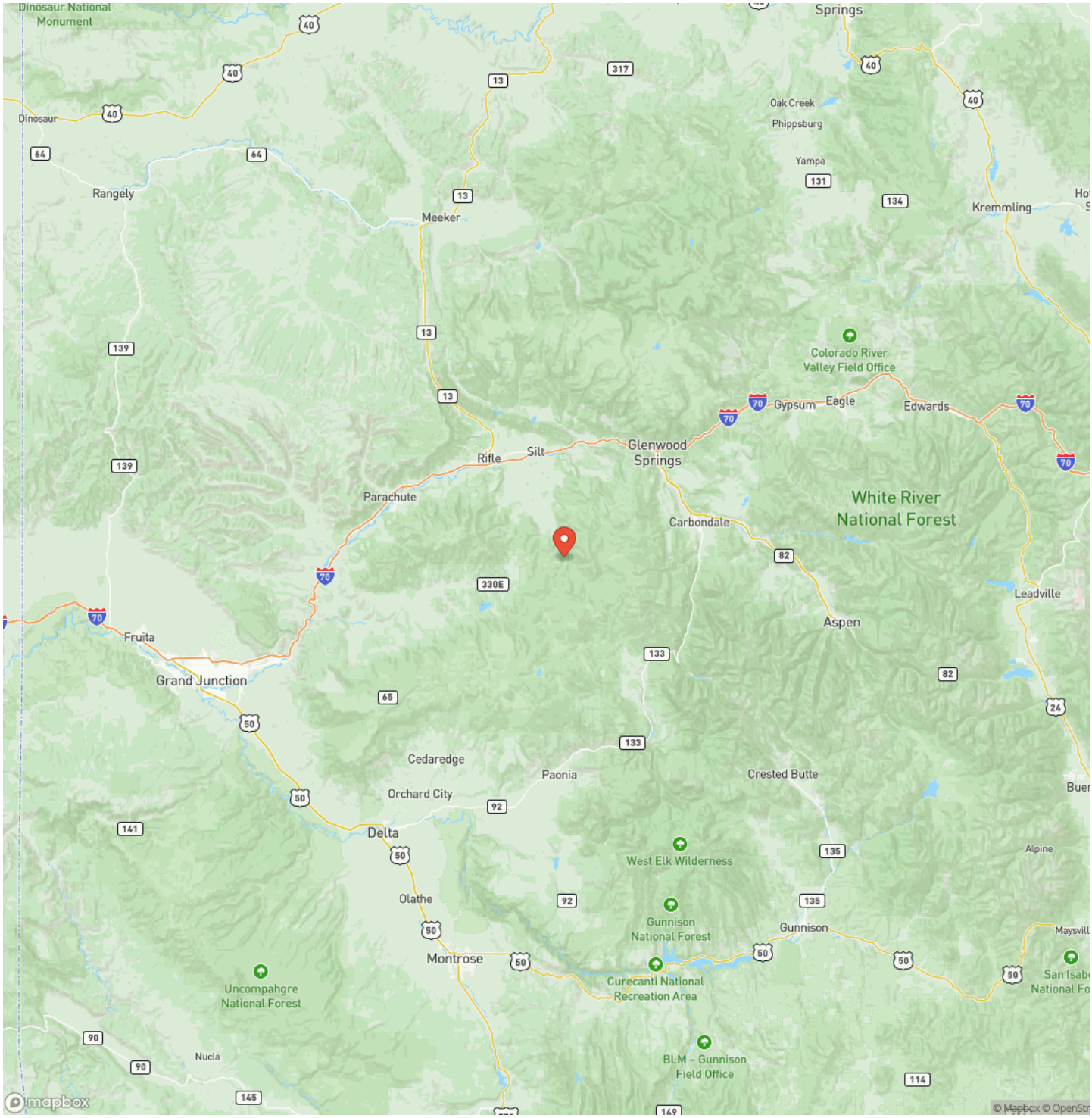
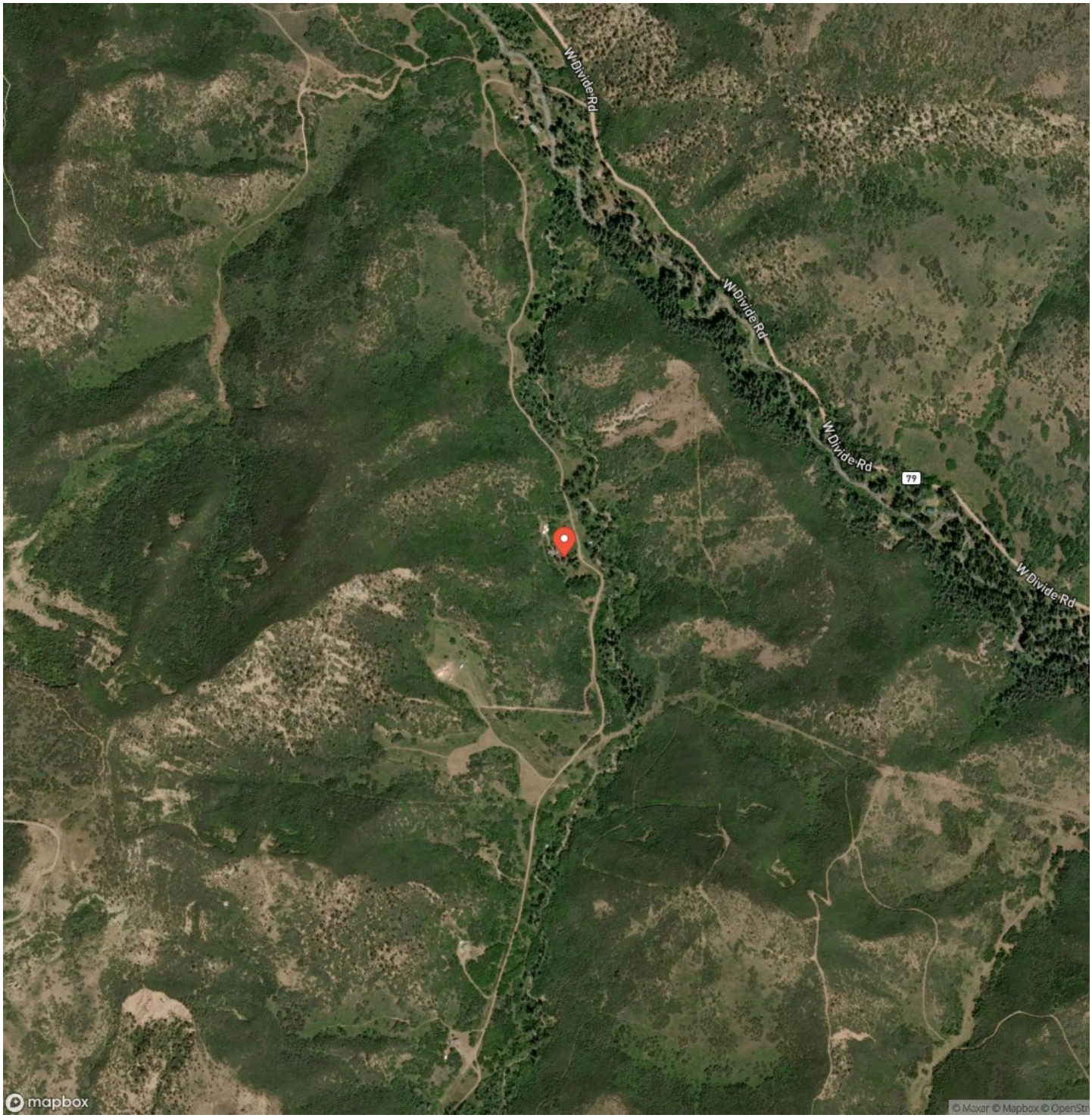
Locator Map


Dinosaur National Monument
Dinosaur
Rangely
Meeker
Springs
Oak Creek
Phippsburg
Yampa
Kremmling
Colorado River Valley Field Office
Gypsum
Eagle
Edwards
Glenwood Springs
Rifle
Silt
Parachute
Carbondale
White River National Forest
Leadville
Aspen
Fruita
Grand Junction
Cedaredge
Paonia
Crested Butte
Orchard City
Delta
West Elk Wilderness
Alpine
Olathe
Gunnison National Forest
Gunnison
Montrose
Uncompahgre National Forest
Curecanti National Recreation Area
Nucla
BLM – Gunnison Field Office
mapbox

Satellite Map



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

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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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