

Mountain View Ranch
6540 County Road 331
Silt, CO 81652

\$849,500
92± Acres
Garfield County



Mountain View Ranch
Silt, CO / Garfield County

SUMMARY

Address

6540 County Road 331

City, State Zip

Silt, CO 81652

County

Garfield County

Type

Hunting Land, Ranches, Residential Property, Single Family

Latitude / Longitude

39.463964 / -107.629325

Dwelling Square Feet

2,800

Bedrooms / Bathrooms

3 / 1.5

Acreage

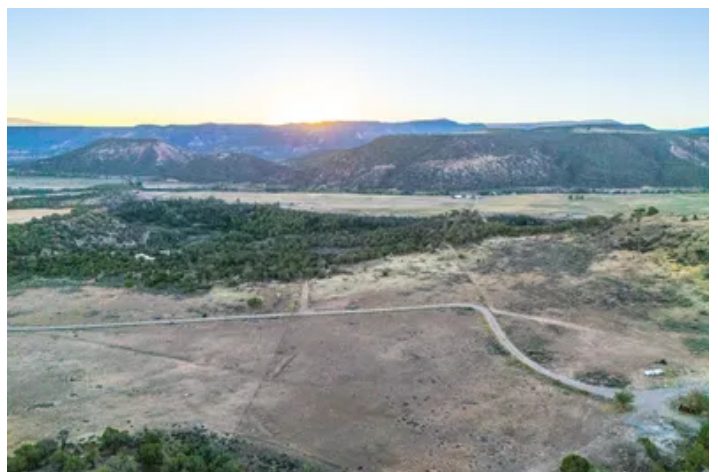
92

Price

\$849,500

Property Website

<https://arrowheadlandcompany.com/property/mountain-view-ranch-garfield-colorado/117786/>



PROPERTY DESCRIPTION

Introducing Mountain View Ranch, an exceptional 92 +/- acre property in Garfield County, Colorado, offering a rare opportunity to own a private recreational property with a proven hunting history, impressive improvements, valuable water rights, and direct access to public land. Located at the end of a dead-end gravel road, Mountain View Ranch offers a private setting with expansive views across the surrounding valley and mountains. The property is anchored by a 2,800 +/- square-foot log home that was designed to take full advantage of its setting. The home is well suited for full-time living, a second home, or a hunting retreat and is equipped with the ability to operate off-grid if needed. From the wraparound deck, you can take in the views while regularly watching elk and mule deer move through the valley below. Beyond the main home, two additional cabins provide comfortable accommodations for guests, family, or hunting partners. Multiple improvements throughout the property include two garages, a workshop, and additional outbuildings, offering ample space for vehicles, equipment, recreational toys, and hunting gear. Mountain View Ranch is especially appealing to the serious outdoorsman. The property has a proven history of producing trophy-class elk and mule deer, with wildlife regularly traveling and bedding throughout the timber and valley. Approximately 160 +/- acres of adjacent BLM land provide direct access to additional public ground and valuable wildlife habitat. An established trail system allows for convenient access across the property's varied terrain and recreational areas. The property also offers valuable water resources, including 50 shares of the highly sought-after Multa Trina Ditch. Approximately 320 +/- feet of Divide Creek flows along the eastern edge of the property, adding both scenic appeal and potential agricultural value. With a combination of private acreage, established improvements, public-land access, water rights, and a proven big-game hunting history, Mountain View Ranch is an opportunity that stands out in the Garfield County market. Whether you're looking for a Colorado hunting property, a private mountain retreat, a full-time residence, or a place to build a family legacy, this property deserves a closer look. Mountain View Ranch is conveniently located approximately 10 miles from Silt, 15 miles from Rifle, 29 miles from Glenwood Springs, 70 miles from Aspen, 78 miles from Grand Junction and 186 miles from Denver. All showings are by appointment only. For additional information or to schedule a private showing, 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.

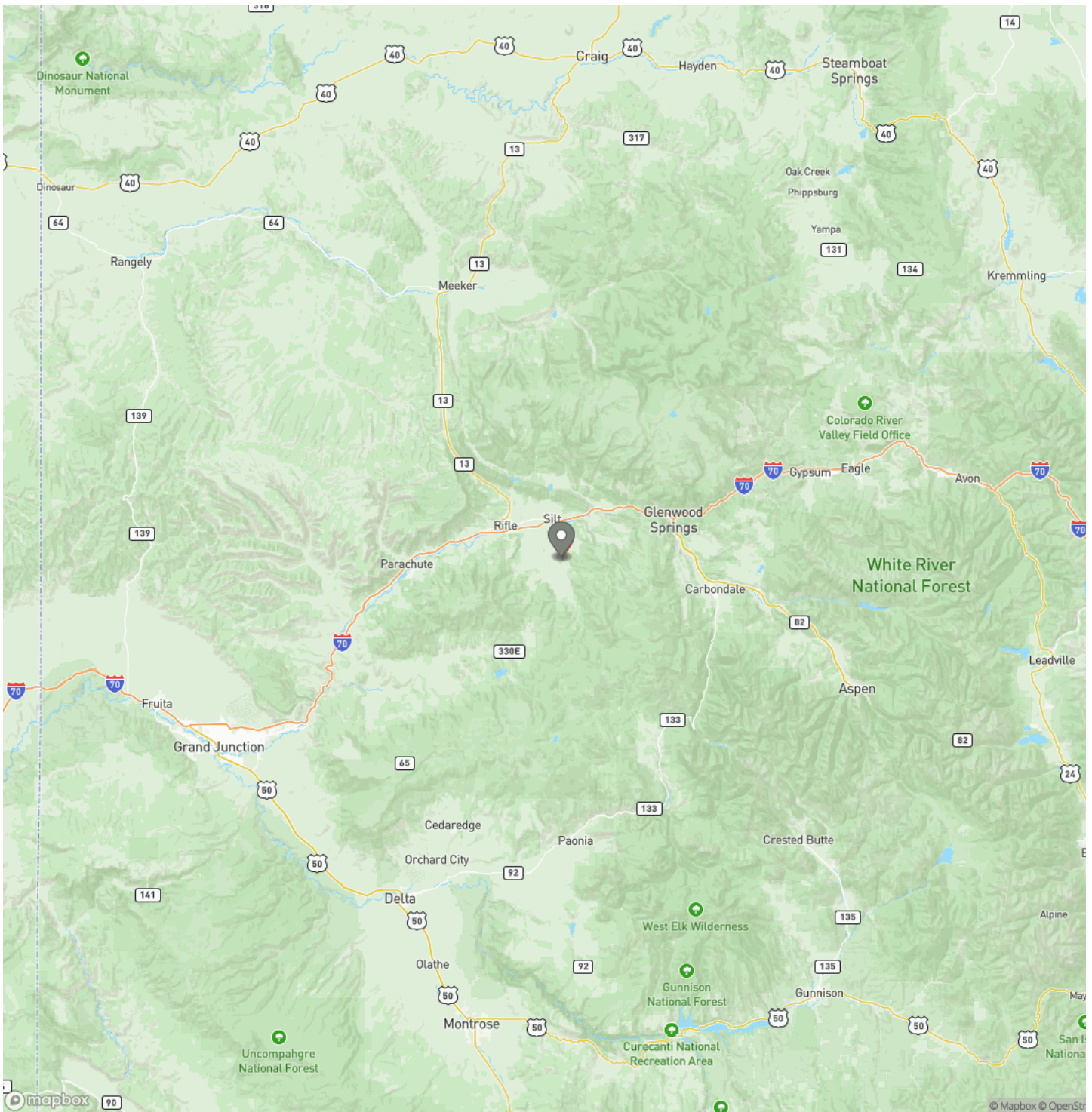
Mountain View Ranch
Silt, CO / Garfield County



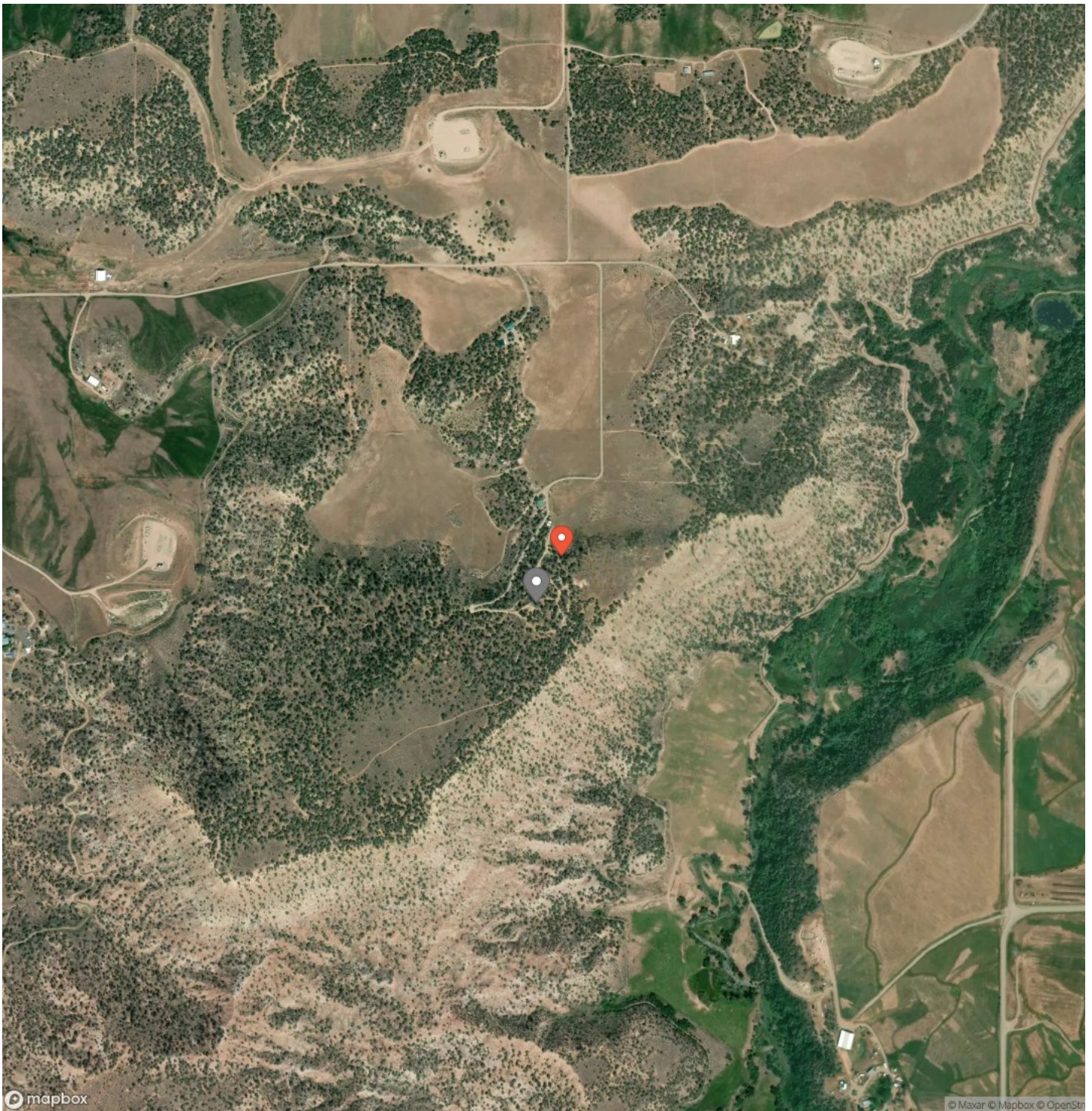
Locator Map



Locator Map



Satellite Map



Mountain View Ranch Silt, CO / Garfield 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

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

