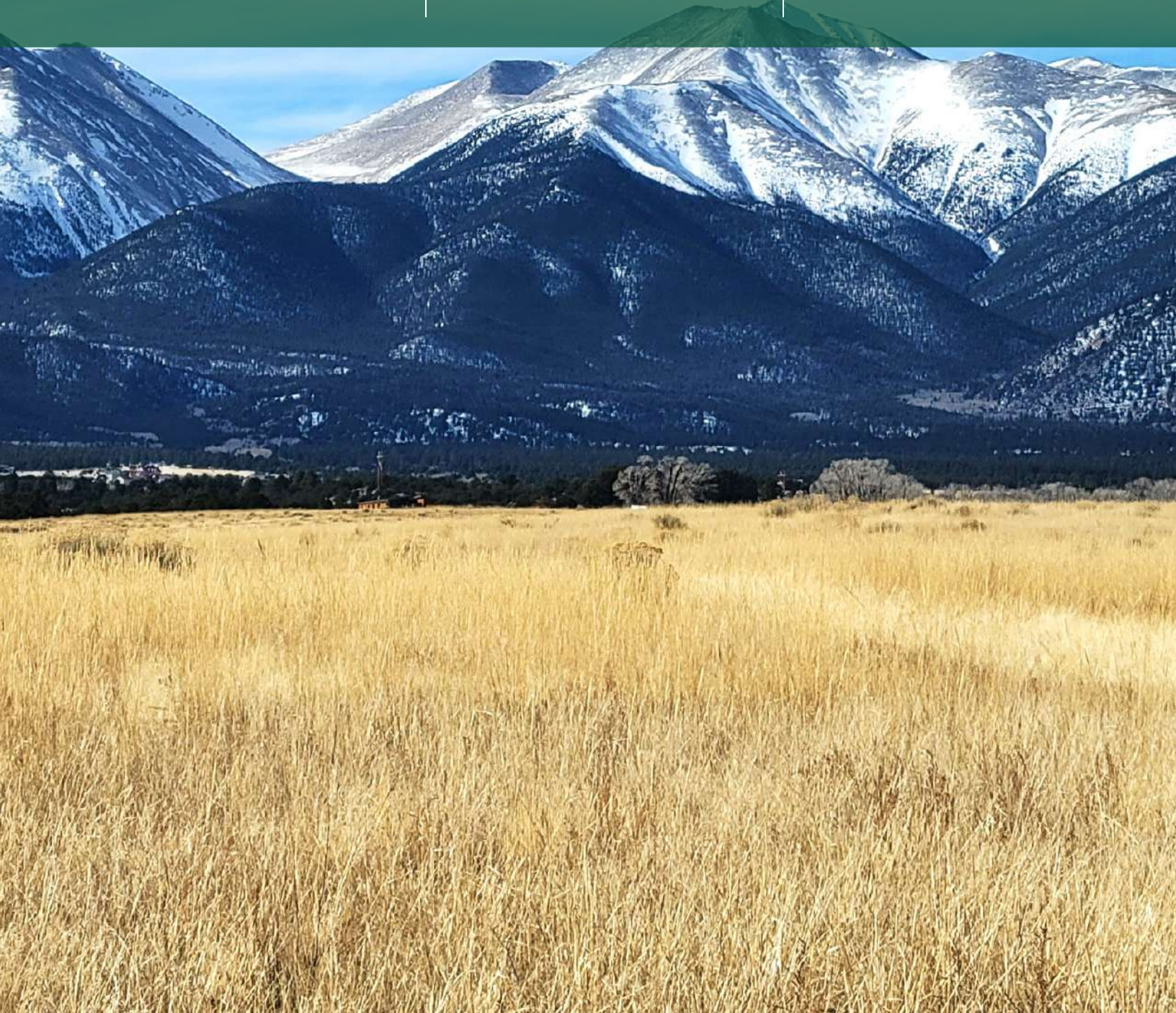


Vohs Ranch

159.00 Acres

Chaffee County, CO

\$1,600,000



HAYDEN  OUTDOORS®

Vohs Ranch

TOTAL ACRES:

159.00

PRICE:

\$1,600,000

COUNTY:

Chaffee County

CLOSEST TOWN:

Buena Vista, CO

Activities & Amenities:

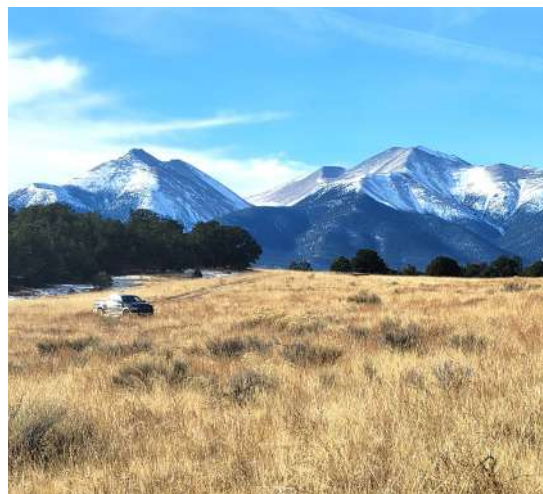
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Irrigation
Water Shares (different from water rights)

Land Details:

Address: County Road 263,
Nathrop, Colorado 81236, USA
Closest Town: Buena Vista
Total Acres: 159.00
Deeded Acres: 159.00
Zoning: Agricultural
Elevation: 7900
Irrigated Acres: 100
Water Rights: Yes
2 shares of the Bowen Ditch
Estimated Taxes: \$521 - 2021
Source of lot size: Assessor/Tax Data

Looking for privacy with easy access to all that Chaffee County has to offer? This property gives amazing views in all directions and has potential for building your dream home in the trees with a walk out basement, or on the ridge-line with the 360 degree views. The Vohs ranch has been used through the years for hay production with 2 shares of the Bowen ditch to provide the irrigation water. With the ranch being elevated above much of the surrounding valley, your privacy can be assured. No covenants or deed restrictions gives you the full benefit of property ownership, allowing for the development of a horse ranch, gentleman's ranch, or just build your dream home and enjoy the peace and quiet. The Vohs ranch is a short thirty minute drive from Monarch Mountain for your skiing pleasure, and only minutes away from many of the rafting outfitters that service the Arkansas river, giving year round outdoor recreation. For the hunter and wildlife enthusiast, the property is home to a wide variety of animals, including elk, mule deer, coyotes, grey and red foxes, and the occasional bobcat. The location in the center of the county provides for incredible dark sky viewing of the night skies. Chaffee County is nearly 85% public land so the outdoor recreation potential is only limited by your imagination and access to the San Isabel National Forest is only a five minute drive.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

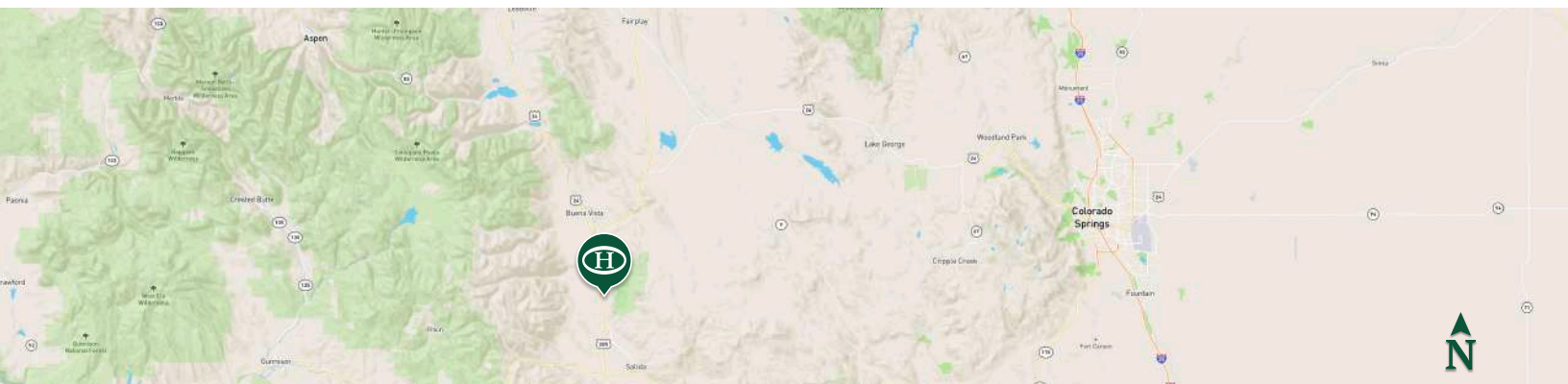






 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



Brett Mitchell

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