

McElmo Creek Estate

35.00 Acres

Montezuma County, CO

\$695,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Farm/Crops/Ag
Hunting - Predator/Varmint
Stream/River
Water Shares (different from water rights)
Waterfront
Cattle/Ranch
Equestrian/Horse Property
Irrigation
Water Rights
Water View
State Hunting Unit: 72

Land Details

Address: TBD G Road, Cortez,
Colorado 81321, USA
Closest Town: Cortez
Total Acres: 35.00
Deeded Acres: 35.00
Leased Acres: 0.00
Zoning: Agriculture
Elevation: 5200
Topography: Sloping
Irrigated Acres: 18
Riverbottom Acres: 24
Water Rights: Yes
Adjudicated McElmo Creek
Estimated Taxes: \$0 - 2023
Source of lot size: Unknown

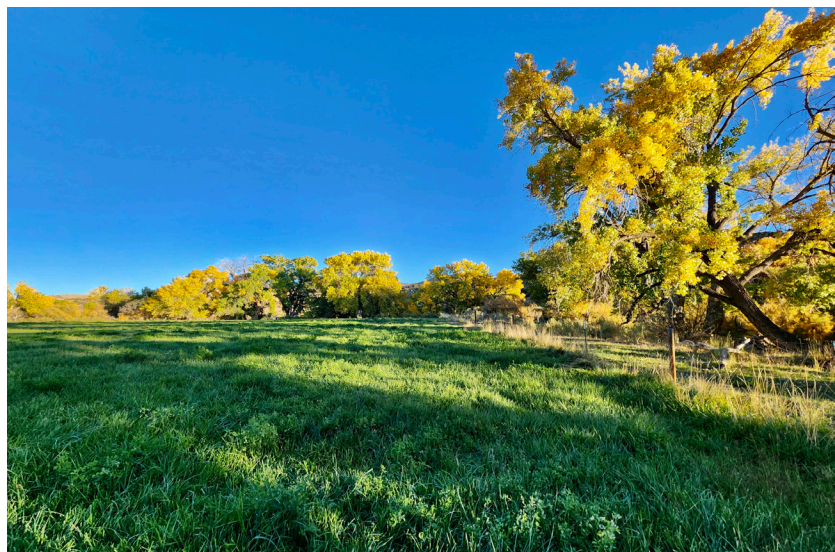
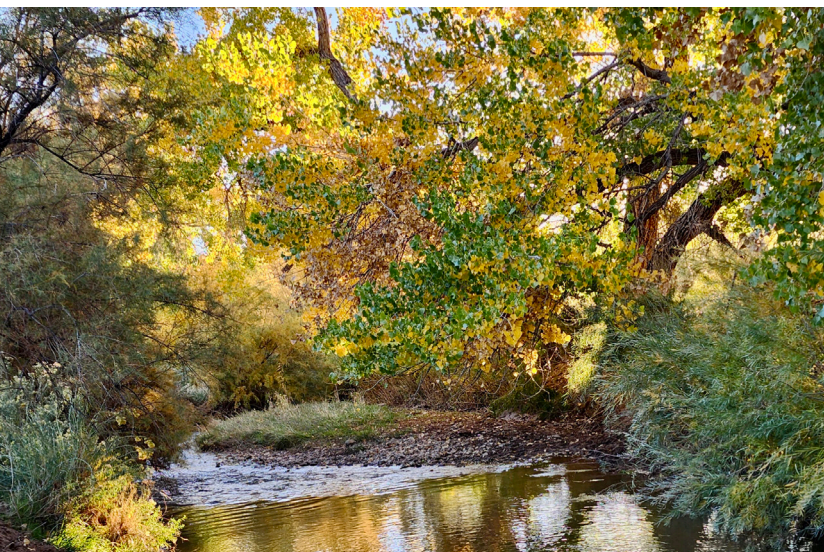
Building Details

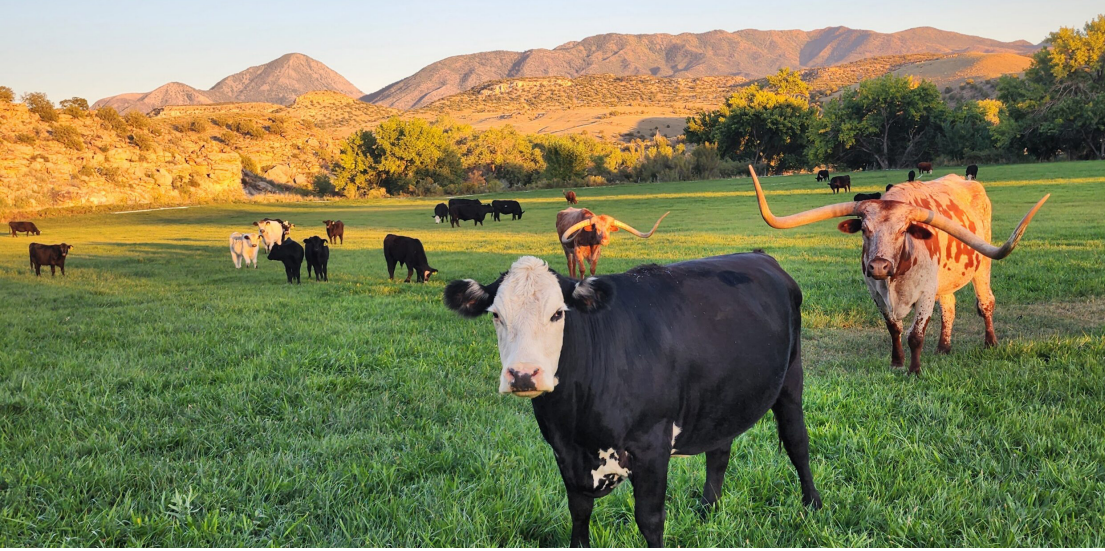
Fence Type: Barbed Wire



Property Summary

Indulge in the serenity of McElmo Canyon with this exquisite 35-ac property that boasts over 1/3 mile of tree lined McElmo Creek meandering through and great views of Sleeping Ute Mountain. McElmo Canyon is know for its natural beauty, picturesque vineyards and wineries, ancient ruins and its mild climate. The property has approximately 18 acres of irrigable land for lush hay production and livestock grazing. There are No Covenants or HOA.



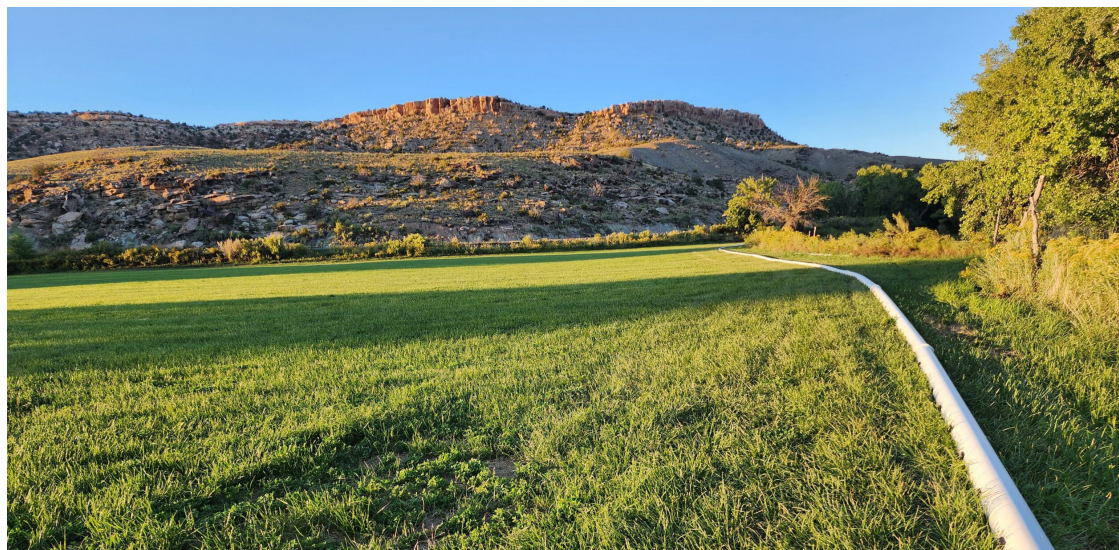


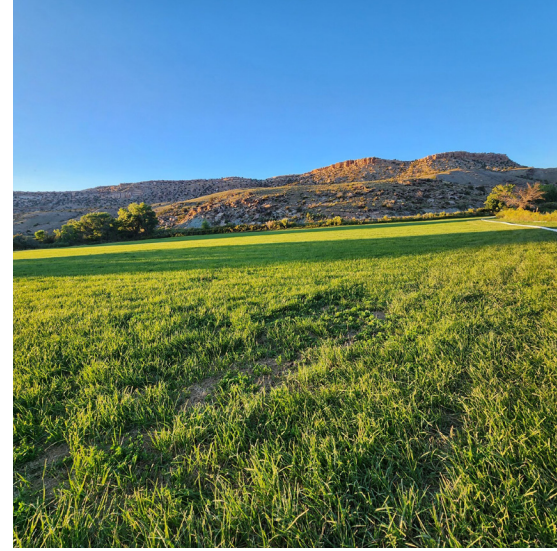
Land

Nestled within the enchanting McElmo Canyon, this captivating 35-acre property is a sanctuary of natural beauty and serenity. The property features one third of a mile of tree-lined McElmo Creek, which greatly enhances the picturesque setting, adding to the allure of this idyllic retreat. Revel in the breathtaking views of Sleeping Ute Mountain, providing an awe-inspiring backdrop to every moment. The region boasts a mild climate, creating an inviting atmosphere for year-round enjoyment. The fertile, irrigated land is a haven for agricultural pursuits, perfect for hay production and grazing, making it an ideal location for a gentleman's ranch. The long irrigation season and mild climate allows for up to four cuttings of hay annually and a long growing season for fruits and vegetables.

Enhancing the appeal, numerous picturesque vineyards and wineries dot the already scenic McElmo Canyon, infusing the area with a touch of sophistication and beauty. Delve into the rich cultural tapestry of the region with the Canyon of The Ancients, an expansive 176,000-acre archaeological site featuring a network of trails for hiking and mountain biking. Hovenweep National Monument is just 20 minutes to the west and was once home to over 2,500 people, Hovenweep includes six prehistoric villages built between A.D. 1200 and 1300. Explore a variety of structures, including multistory towers perched on canyon rims and balanced on boulders. Conveniently located, the property is a mere 25-minute drive to Cortez and a quick 20-minute commute to the airport, offering a harmonious blend of natural splendor and modern accessibility for those seeking a lifestyle immersed in beauty and convenience.

The 35 acres being sold is part of a larger parcel that will need to be surveyed and platted prior to closing.





Recreation

Southwest Colorado is an outdoor enthusiasts dream. There are vast amounts of public land for hiking, biking, jeeping, mountain biking, skiing, hunting, fishing, boating in numerous nearby lakes, vast numbers of ancient ruins to explore and so much more.

Agriculture

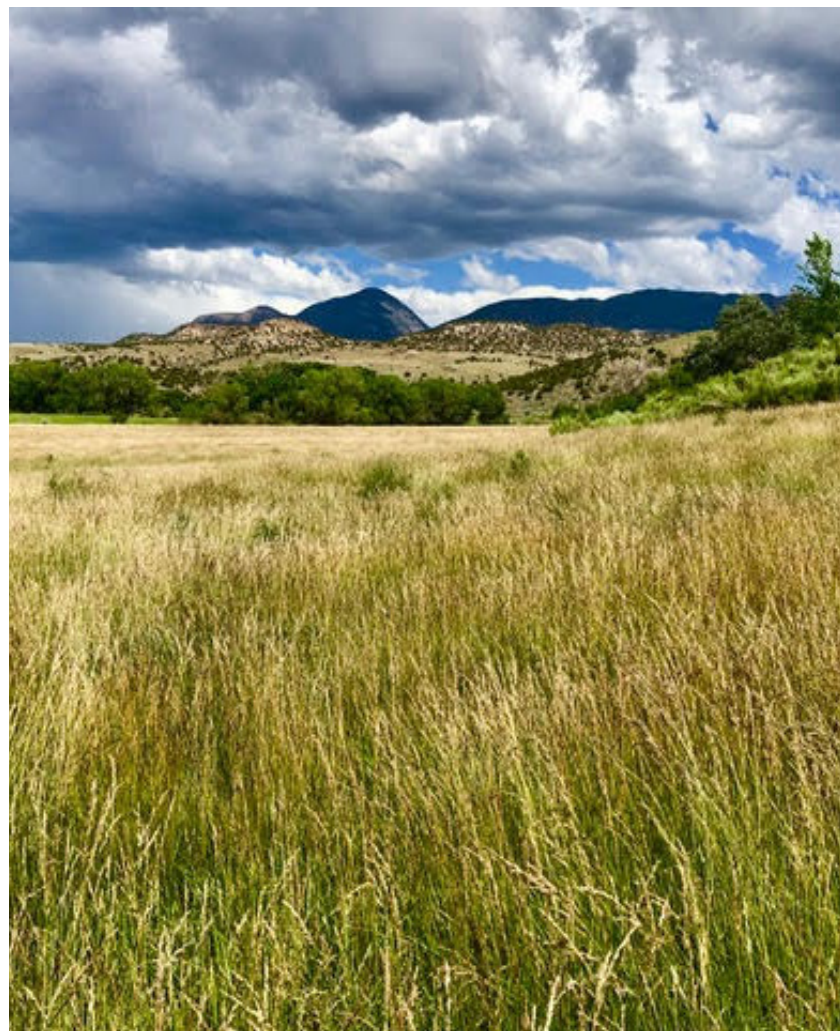
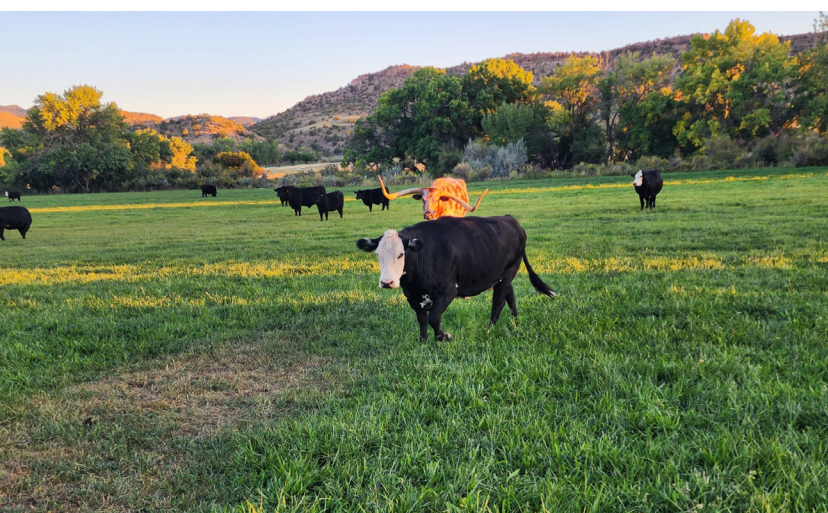
The property has historically been used for hay production and livestock grazing. The mild climate and long irrigation season allows for up to four cuttings of hay annually and provides a long summer growing season for fruits and vegetables. The mild climate and irrigation are conducive for growing grapes and vineyards and wineries are common throughout McElmo Canyon.

Location

McElmo Creek Estate is conveniently located only 25 minutes to Cortez and just 20 minutes from the Cortez Municipal Airport.

**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.*







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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

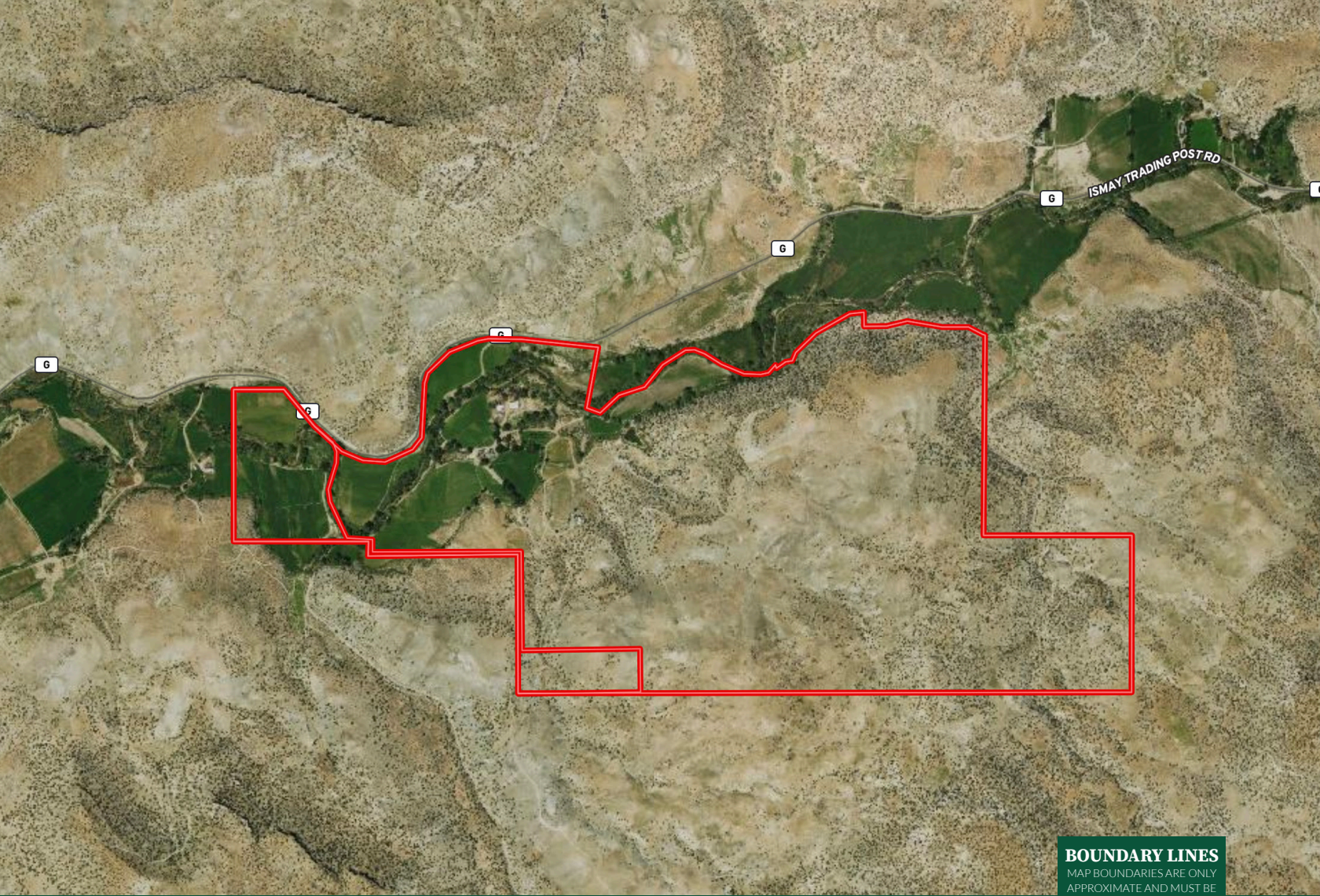


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

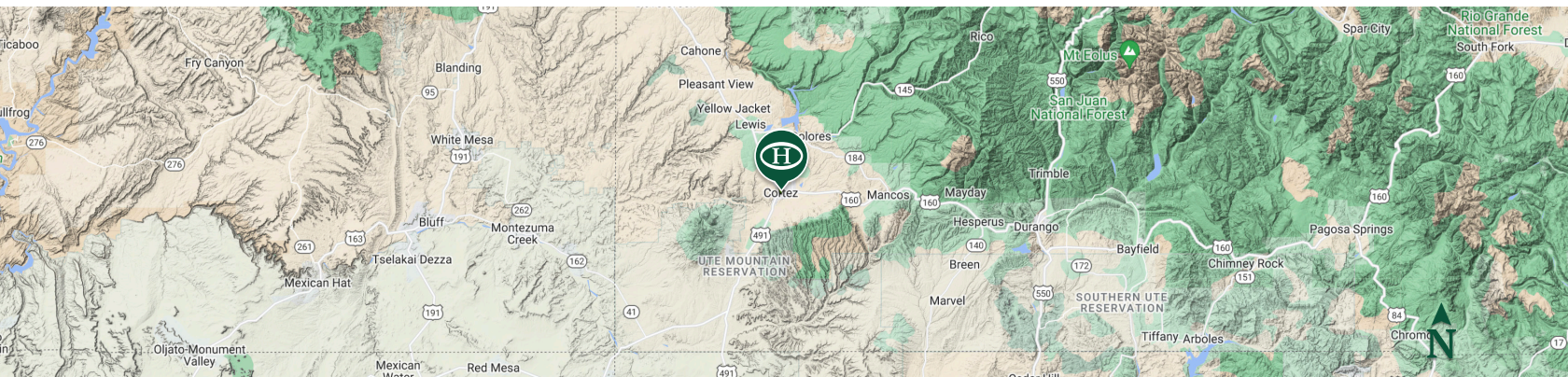
Scan to see more
testimonials





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

 Boundary



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