

# Cottonwood Creek

69.00 Acres

Mesa County, CO

\$479,000



HAYDEN  OUTDOORS.



# Cottonwood Creek

TOTAL ACRES:

69.00

PRICE:

\$479,000

COUNTY:

Mesa County

CLOSEST TOWN:

Molina, CO

## Activities & Amenities:

ATV/Off Road  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Upland Birds  
Pond/Lake  
Hiking/Climbing  
Hunting - Predator/Varmint  
Hunting - Turkey  
Hunting - Waterfowl  
Skiing/Snowmobiling/Snow Sports

## Land Details:

**Address:** TBD 56 1/2 Road,  
Collbran, Colorado 81624, USA  
**Closest Town:** Molina  
**Total Acres:** 69.00  
**Deeded Acres:** 69.00  
**Leased Acres:** 0.00  
**Zoning:** AG  
**Elevation:** 7000  
**Topography:** Flat/Slope  
**Vegetation:** Pinon, sage, scrub  
oak, cottonwood, juniper  
**Estimated Taxes:** \$140.2 - 2023  
**Source of lot size:** Assessor/Tax Data

## Property Summary

Welcome to Cottonwood Creek: 69+/- acres of pristine land situated on the Grand Mesa with 360-degree views, year-round hunting access, and deeded access to National Forest. A seasonal stream flows through the property, making it even more attractive for the local wildlife which includes deer, bear, turkey, elk, and the occasional mountain lion. Native vegetation such as juniper, sage, scrub oak, rabbitbrush, and grass abounds.

## Land

Rolling terrain with descent into active stream area.

## Recreation

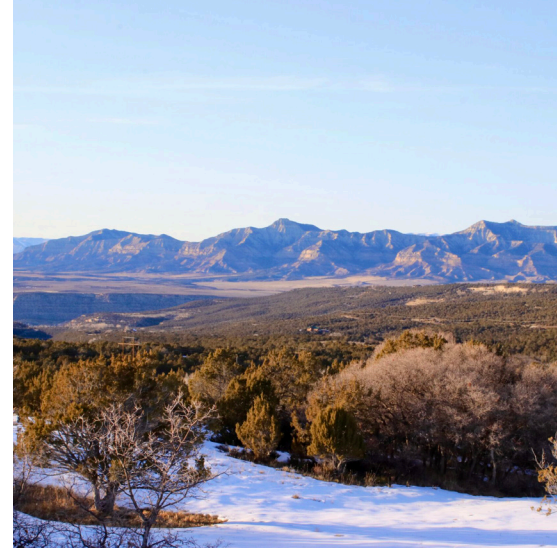
Just 45 minutes from Grand Junction, the Grand Mesa has four distinct seasons of outdoor pursuits – making it a sportsman’s paradise. From scenic trails and natural springs to Nordic skiing and a 32-mile downhill mountain bike thrill, the Grand Mesa is perfect for those looking for unique year-round adventures.

## Location

Grand Junction and its accompanying amenities (including shopping and a commercial airport) is less than an hour drive away.







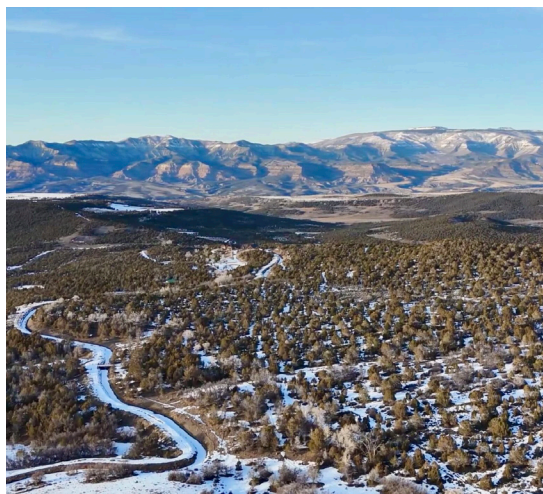
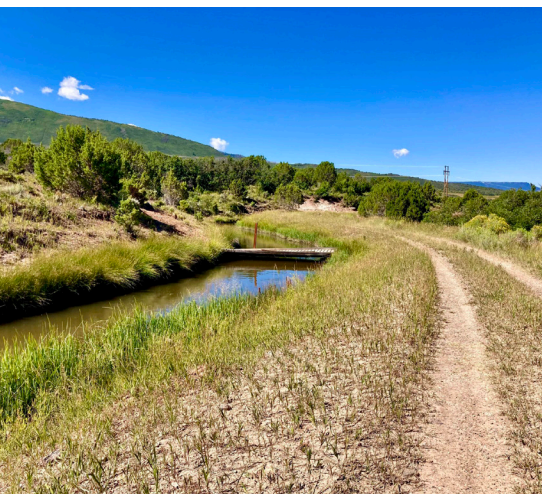
## Region & Climate

With an average elevation of 10,000 feet, Grand Mesa has over 300 alpine lakes and reservoirs. Take advantage of over 700 miles of designated hiking, all-terrain vehicle and horse trails, offering a variety of activities for outdoor enthusiasts

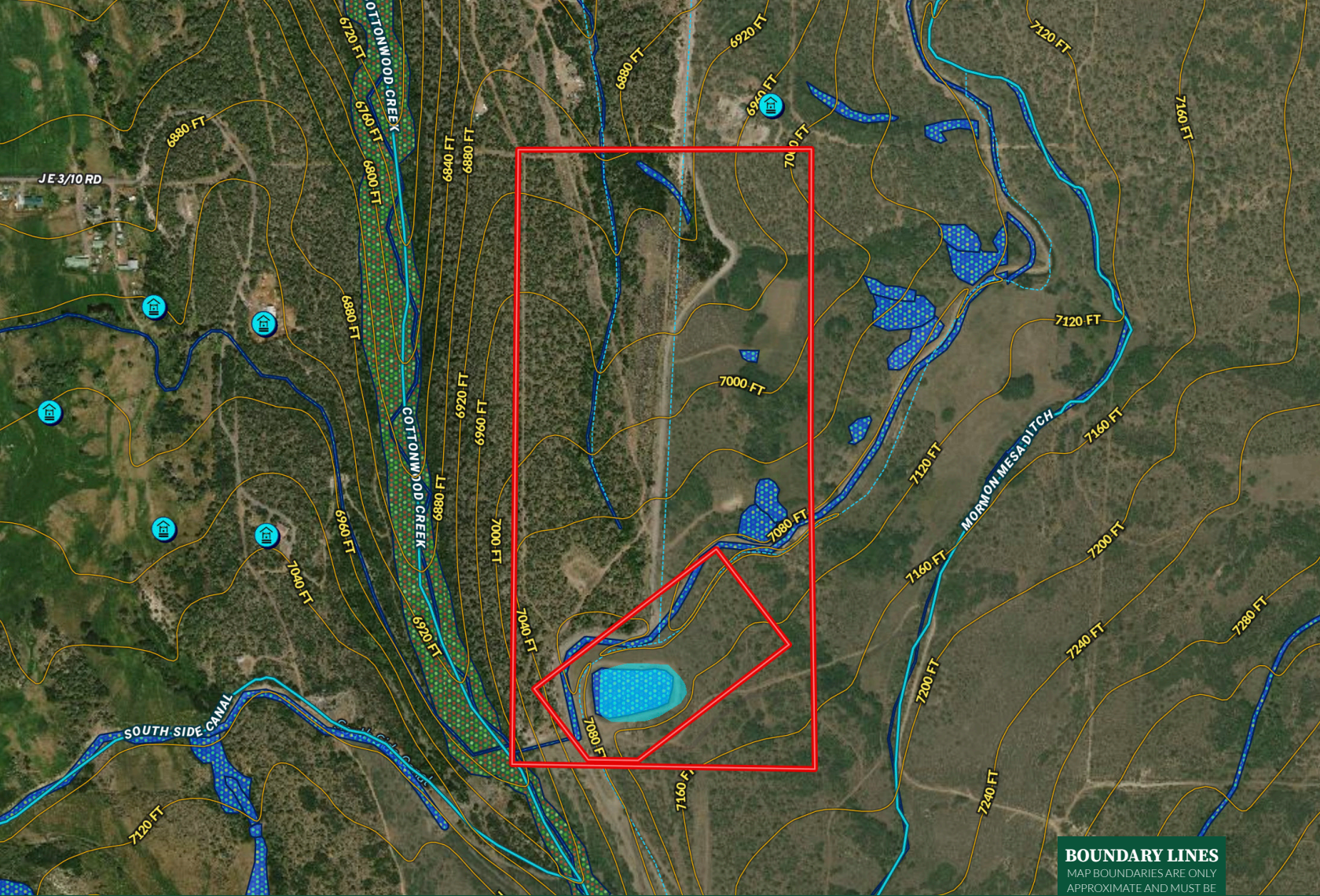
Climate on Grand Mesa varies by elevation. Higher elevations tend to be cooler and receive more precipitation. The top of the mesa is more than 2 miles above sea level, and experiences an alpine climate with substantial amounts of precipitation throughout the year. Because of the high altitude, summer days are mild, and temperatures drop sharply after sunset.

Accumulations of more than 300 inches of snow in the winter are typical. Surrounding areas with lower elevation are warmer and more arid throughout the year.

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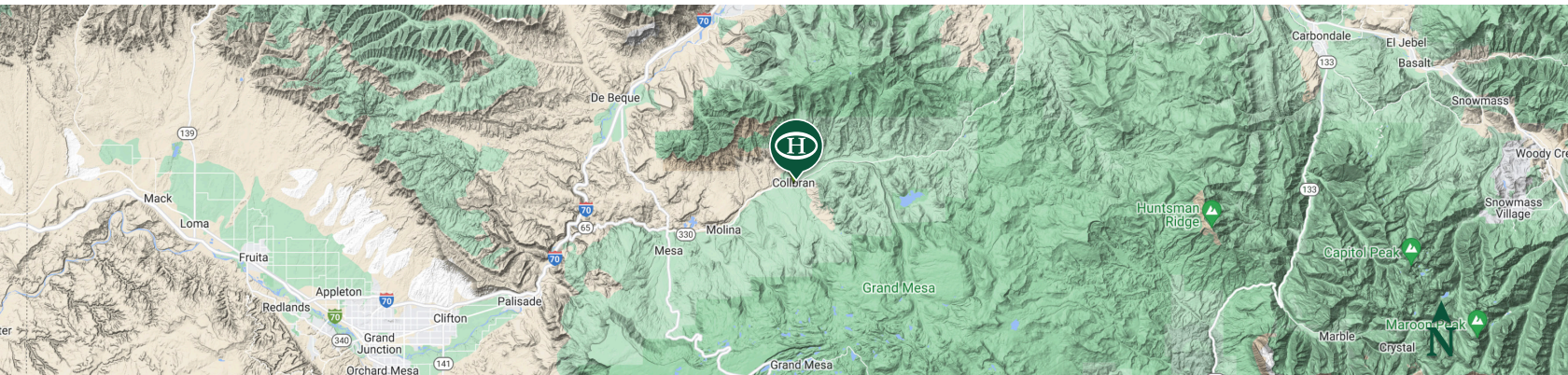






**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY  
 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.

Boundary Water Well



## Tony Stolarczyk

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