

Kannah Creek 40

40.00 Acres

Mesa County, CO

\$220,000



HAYDEN  OUTDOORS.

Kannah Creek 40

TOTAL ACRES:

40.00

PRICE:

\$220,000

COUNTY:

Mesa County

CLOSEST TOWN:

Grand Junction, CO

Activities & Amenities:

ATV/Off Road
Hunting - Big Game
Hunting - Small Game
Borders Public Lands
Hunting - Predator/Varmint
Hunting - Turkey

Land Details:

Address: 4261 Kannah Creek Rd,
Whitewater, Colorado 81527, USA
Closest Town: Grand Junction
Total Acres: 40.00
Deeded Acres: 40.00
Leased Acres: 0.00
Zoning: Residential Acreage
Elevation: 5500
Topography: Soft Slope
Estimated Taxes: \$1,028.76 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

40 spacious acres connected to BLM land with sweeping all-around views of the Grand Mesa and the Uncompaghre Plateau. Wildlife including elk, deer, and turkey can be seen on this property throughout the year. Excellent hunting parcel and just minutes from Juanita Reservoir. Power borders property.

Land

Great building sites options in the heart of Kannah Creek. Kannah Creek is a watershed that descends from the top of the Grand Mesa and eventually meets the Gunnison River. Native grasses abound.

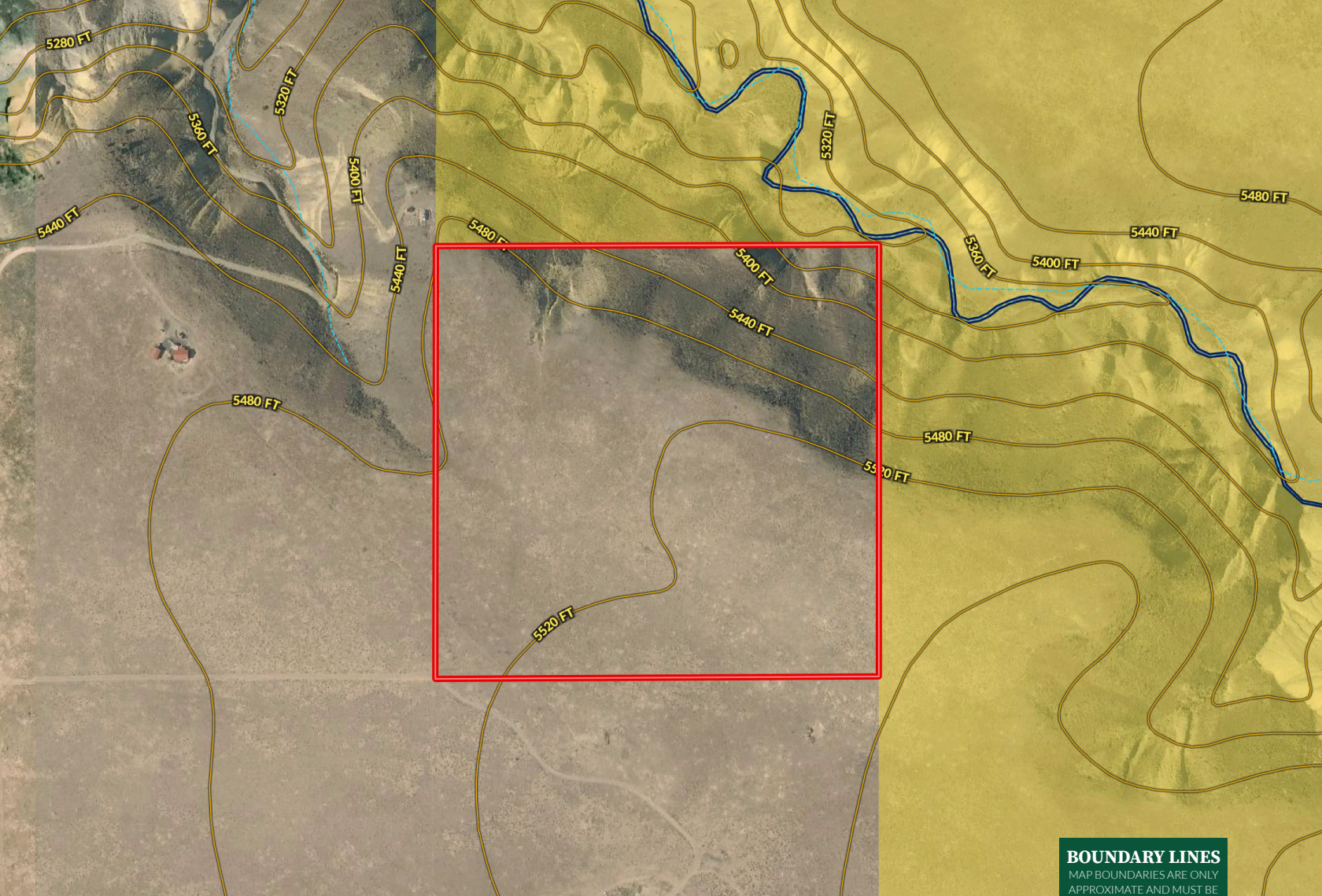
Recreation

The watershed offers many recreational options. There are four trails that utilize the valley, formed by the creek and its tributaries. The trails offer access to hiking, biking, camping, fishing, and pack riding. The Kannah Creek trail is 7.88 miles long from the base of the mesa to the upper rim, ending at Carson Lake. Canoeing and Kayaking are also possible in a few areas in the lower basin of the creek and is rated a class of III-V by American Whitewater.

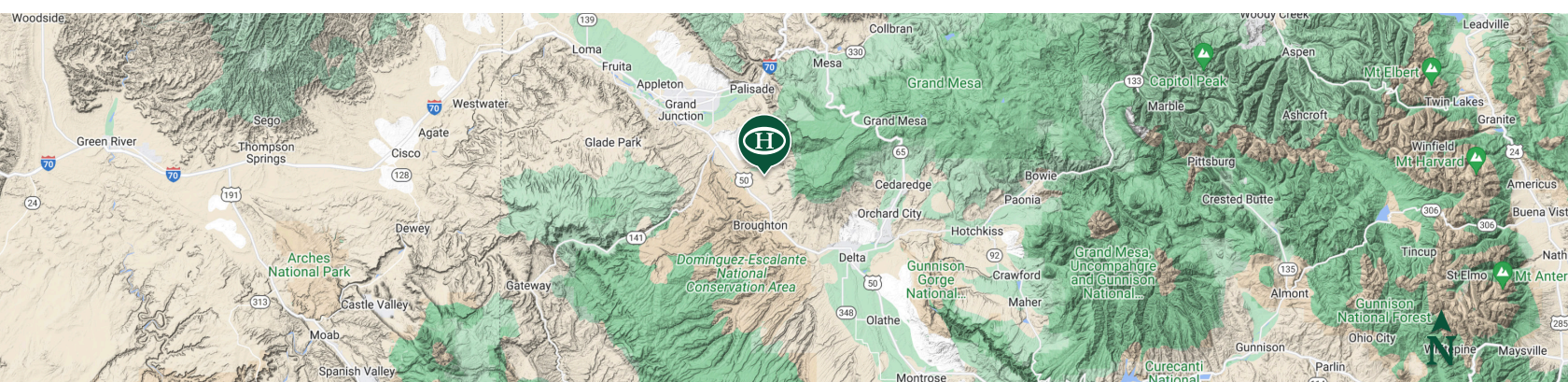
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Boundary BLM



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