

# Riverside Ranch

222.00 Acres

Montrose County, CO

\$7,900,000



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## Activities & Amenities

ATV/Off Road  
Cattle/Ranch  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Upland Birds  
Irrigation  
Pond/Lake  
Stream/River  
Water Access  
Water View  
Wooded  
Borders Public Lands  
Development Potential  
Fishing  
House/Cabin  
Hunting - Predator/Varmint  
Hunting - Turkey  
Hunting - Waterfowl  
Outbuilding/Barn/Shed/Shop  
Skiing/Snowmobiling/Snow Sports  
Timber  
Water Rights  
Waterfront  
State Hunting Unit: 65

## Land Details

Address: TBD Riverside Road,  
Montrose , Colorado 81401, USA  
Closest Town: Montrose, CO  
Total Acres: 222.00  
Zoning: AG  
Elevation: 5,807  
Topography: flat  
Irrigated Acres: 98  
Water Rights: Yes

New gated piping. WATER RIGHTS: 60.6  
Shares of UVWUA, 50.62% of 73.8 shares  
of UVWUA as a part of the River rose Minor  
Subdivision. Plus more water rights to the  
Logan ditch. There are also 2 deep ditches.

Income Type: TBD  
Estimated Taxes: \$6,147 - 2021  
Source of lot size: Unknown

## Building Details

Homes: 2  
Style of Home(s): Ranch  
Parking Types: Detached Garage,  
Attached Garage. Carport. Driveway



### **Property Summary**

Riverside Ranch is 222+/- manicured acres. The Uncompahgre River winds its way through the ranch for 3/4 of a mile. There is a large beautiful pond and the ranch has huge mature Cottonwood and Oak trees. There is two 2600+ sqft homes, with attached and also detached garages, several outbuilding, corrals, hay production, and is irrigated. The location is key being only 10 min from downtown Montrose. The ranch also borders BLM land.





## **Land**

222+/- acres, mostly flat with some rolling hills. The ranch is lined with huge Cottonwood and Oak trees. The ranch produces its own hay from the livestock, hundreds of large bales.

## **Improvements**

There is two 2600+/- homes, corrals, hay storage, several out buildings, pump house, storage sheds, shooting deck, The 2 properties are both gated separately and the entire property is fenced and crossed fenced. Over 200k dollars was just invested into a new irrigation system.

## **Recreation**

For the fisherman you have 3/4 of a mile of river front on the Uncompahgre River, commonly pulling out 20-24 inch trout. For the hunter there is a lot of deer all over the ranch and the ranch will qualify for land owner tag ( always check regs) and there is a waterfowl blind for the duck and geese hunters. For the equestrian, there is an easy trail system and the ranch borders BLM so ride as far as you want.

## **Agriculture**

Hay production, and is a working cattle and horse ranch. It is turn key on that end.





### **Water/Mineral Rights & Natural Resources**

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### **Region & Climate**

Montrose has everything you will need and your location is absolutely ideal. The elevation is 5,807 feet making for easy winters and mild summers.





## Location

From Ridgeway headed towards Montrose the ranch will be on the right as you get close to town.

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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.

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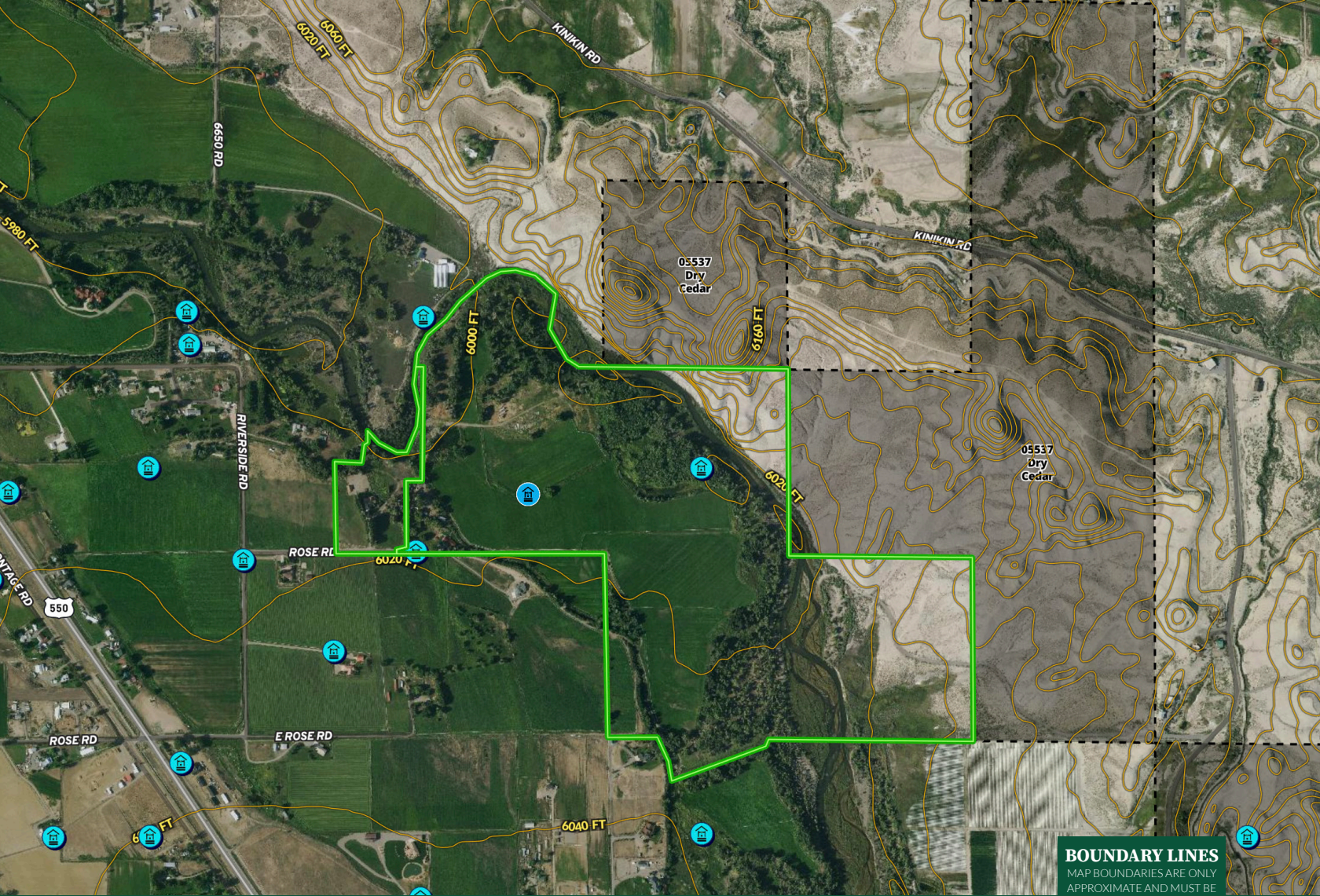


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

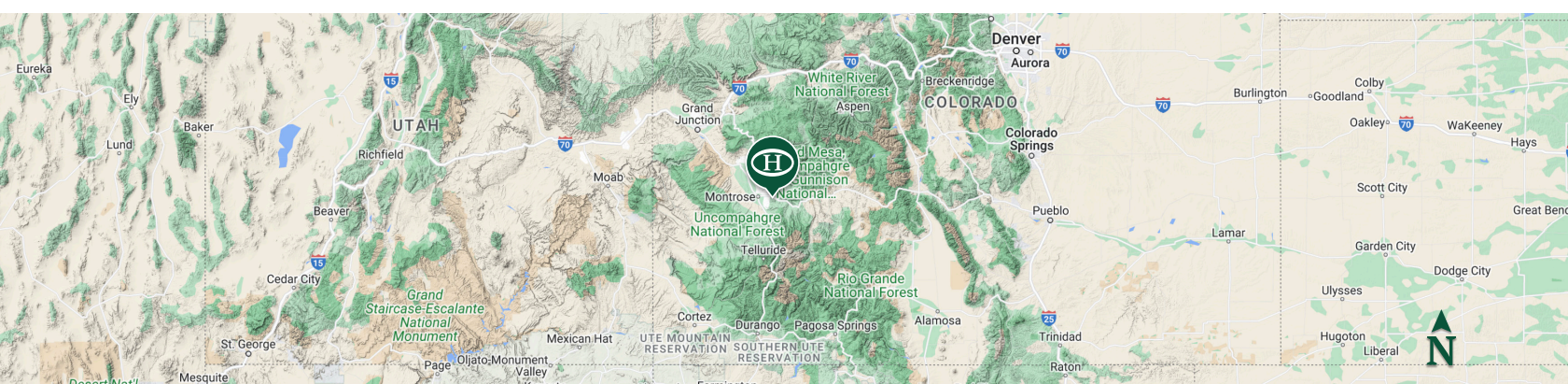
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**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY  
 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.

Water Well



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FARM, RANCH & RECREATIONAL REAL ESTATE



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