

# Cochetopa Creek Paradise

20.00 Acres | Saguache County, CO | \$1,095,000



HAYDEN  OUTDOORS.

## Activities & Amenities

ATV/Off Road  
Farm/Crops/Ag  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Turkey  
Irrigation  
Propane  
Stream/River  
Water Rights  
Water View  
Waterfront

State Hunting Unit: BG Unit  
551 & BG Unit 67

## Land Details

Address: 10178 State Highway 114,  
Gunnison, Colorado 81230, USA

Closest Town: Gunnison

Total Acres: 20.00

Deeded Acres: 20.00

Leased Acres: 0.00

Zoning: Agricultural

Elevation: 7700

Topography: Canyon with small  
meadow alongside Cochetopa Creek

Vegetation: Oak Brush

Estimated Taxes: \$283 - 2023

Source of lot size: Unknown

## Building Details

Homes: 1

Homes: Log

Style of Home(s): Custom log home, 2 story

Finished Sq. Ft.: 2324

Bedrooms: 2

Three-Quarter Bathrooms: 2

Basement: None

Parking Types: Driveway

Fence Type: Wire

Waterfront Features: Cochetopa Creek



### **Property Summary**

Excellent hunting and fishing located in the heart of the Gunnison National Forest - Wildlife abounds, excellent views, a scenic drive from Montrose or Gunnison, located on Highway 114 just +/- 20 miles south of Gunnison, CO and within a 45 minute drive of two major Colorado Ski areas and the Blue Mesa Reservoir. +/- 20 acres with approximately 1/4 mile along both sides of Cochetopa Creek.





## Land

Outdoor recreational paradise located in the heart of the Gunnison National Forest. Wildlife abounds, excellent views and a scenic drive, the ranch is located on Highway 114 just +/- 20 miles south of Gunnison, CO. The ranch is within a 45 minute drive of two major Colorado Ski areas and the Blue Mesa lake, which is the state's largest. The ranch is +/- 20 deeded acres, including approximately 1/4 mile on both sides of Cochetopa Creek, with a custom built log home with 2 bedrooms/2 baths.

If you've never driven Highway 114 between Saguache CO & Gunnison, it is a visual treat to behold. You could easily think you are driving through Yellowstone or Estes Park. Most of the range is National Forest or BLM sprinkled with small parcels of deeded holdings. Over 40 years ago one of these parcels was selected by a Colorado native & master woodworker and a Sportsman's Paradise was born.....

After picking the building site, the owner hand selected and cut the logs and built the home himself. An excellent permitted well was installed, power lines were connected to the property and a custom-built log home masterpiece was created. The parcel is split with 6 acres on one side of the creek & the highway and +/-13 acres on the other side. Literally, most would describe this "property" as their dream property.

## Improvements

The mostly furnished +/- 2324 sq. ft. 2 bedroom, 2 bath custom cabin is turnkey and ready to go. In addition to your family recreational retreat, the cabin could be offered as an Airbnb or VRBO as there is no HOA. Large custom picture windows complement this custom cabin with a loft, taking advantage of the +/- 318 days of Colorado sunshine.





## Recreation

I can't say that I've ever found a property that has had three Rocky Mountain Big Horn Rams harvested within walking distance. Too many mule deer and elk to count were harvested within site of the property. Chukar hunting and incredible fly fishing for rainbows, brook and German browns. The irrigated side of the property would be an excellent hay or horse property. The Seller has a long term arrangement with neighbor who irrigates, maintains fences, grows hay, grazes and keeps the property in agricultural tax status (estimate taxes \$285). In lieu, the Seller receives over a mile of the neighbors' Cochetopa Creek private fly fishing water in return.

On one side of the ranch within 100 yards is a BLM access road, BG Unit 551, entering thousands of acres of BLM. And, within a quarter mile on the other side of the road is access into thousands of acres of the Gunnison National Forest, BG Unit 67.





## Location

The Gunnison-Crested Butte Regional Airport (GUC) provides frequent commercial service. The airport also provides full FBO services for those with private aircraft.

In a recent nationwide survey, a small private acreage with cabin, on an excellent fishing creek, bordering thousands of acres of public land, within 20 minutes of Walmart, hospital and restaurants was the most desired recreational property in the country. Don't lose this one as they are impossible to find!

Call or email today for more information and your qualified tour. Co brokers welcome!

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## Hayden Outdoors

# 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."

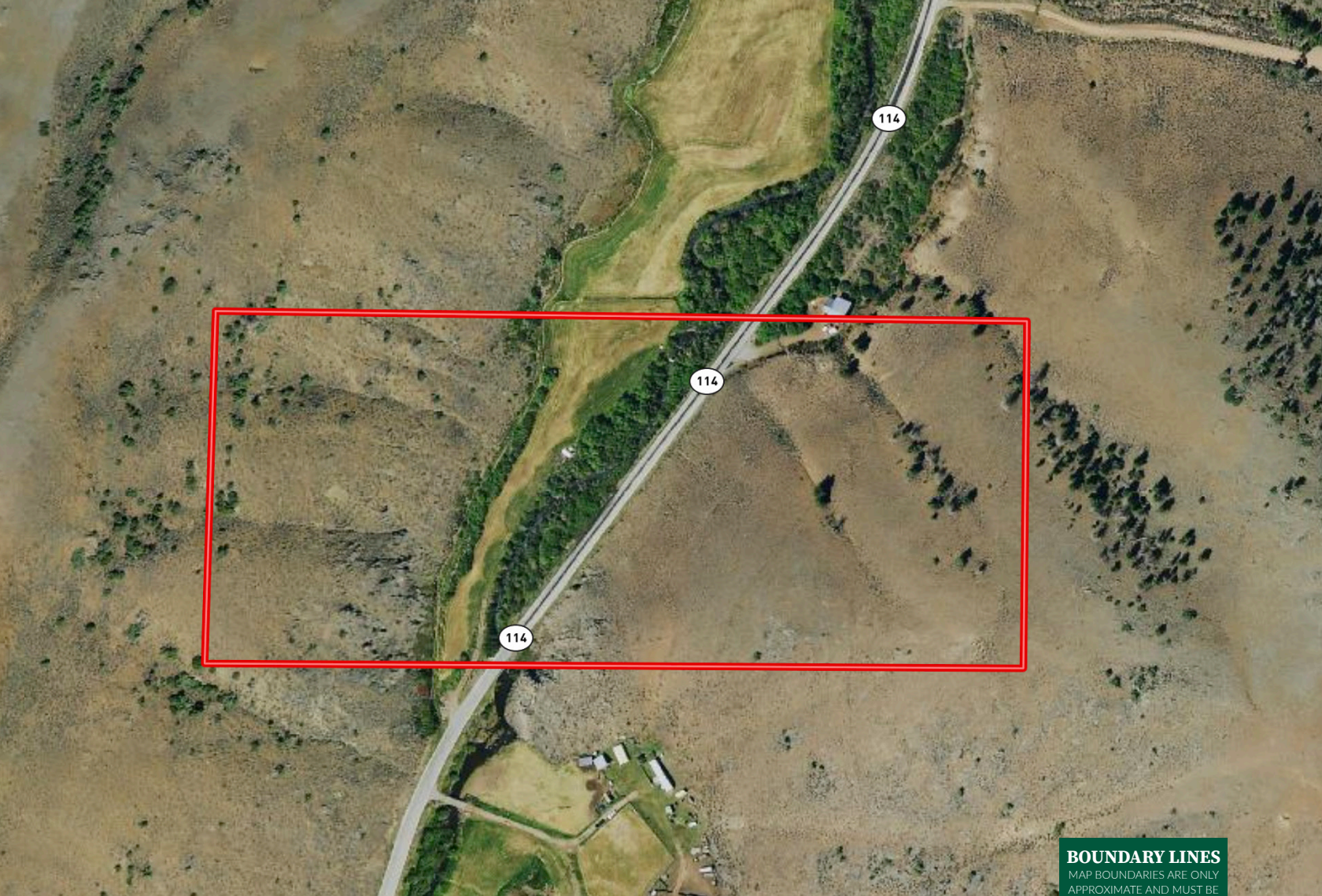


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

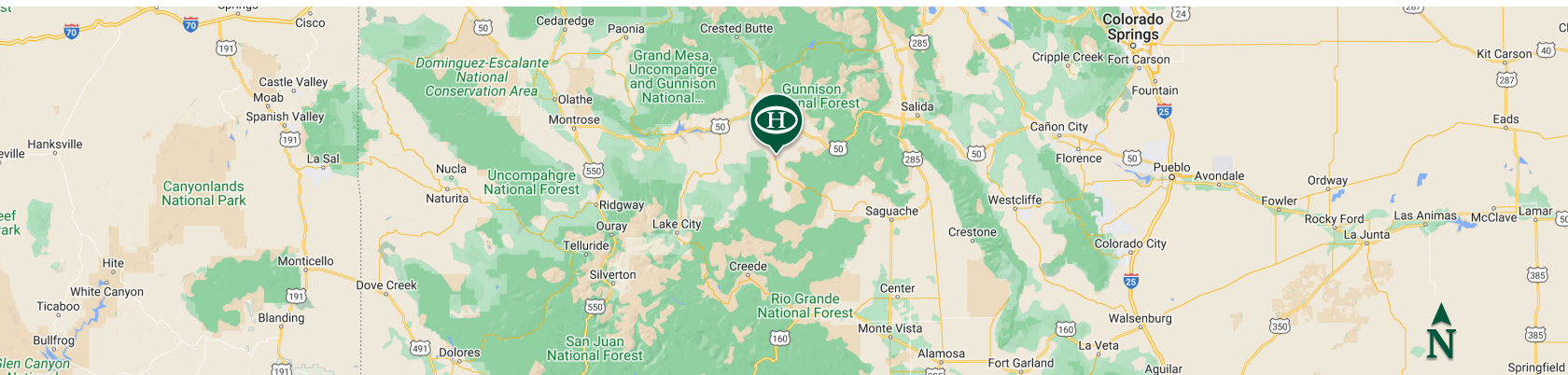
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testimonials





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

 Boundary



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