

Hillside Haven on the Cochetopa

80.00 Acres

Saguache County, CO

\$799,999



HAYDEN  OUTDOORS®

Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game, Turkey
Irrigation
Outbuilding/Barn/Shed/Shop
Recreational Business
Skiing/Snowmobiling/Snow Sports
Water Rights
State Hunting Unit: 551

Land Details

Address: 9999 Highway 114,
Gunnison, Colorado 81230, USA
Closest Town: Gunnison
Total Acres: 80.00
Deeded Acres: 80.00
Zoning: Ag/ Residential
Elevation: 8500
Topography: Rolling Hills, Native Grass Meadows
Tillable/Crop/Orchard Acres: -8
Irrigated Acres: 15
Water Rights: Yes, 3 decreed
Springs, 3 household well.
Estimated Taxes: \$NaN - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes: Manufactured, Log
Style of Home(s): Ranch
Finished Sq. Ft.: 1736 +704
Bedrooms: 4
Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage,
Carport, Driveway
Total # of Spaces: 10
Outbuildings: 4
Heating Systems: Forced Air



Property Summary

Nestled just outside of Gunnison lies a hidden, 80 acre oasis with BLM on 3 sides, where the natural contours of the land gently funnel wildlife into the Hillside Haven. Here, a comfortable homestead awaits with sub irrigated meadows and rolling hills that harbor wildlife in immense numbers. Close enough to all amenities, yet far enough from the hustle and bustle, the Hillside Haven is the perfect balance of convenience and nature.





Land

The serene landscape of the Hillside Haven offers 80 deeded acres on 2 separate parcels of rolling hills and native grass meadows with postcard-worthy views of Cooper Mountain and Razor Creek Dome. The property abuts thousands of acres of BLM land on 3 sides for unlimited recreation right outside of your front door. For those wanting ultimate privacy, the only neighboring property in the same draw is also being offered for sale (see Hillside Hunting and Grazing on the Cochetopa). Adding this neighboring property would achieve the magical number of over 160 contiguous acres (total of 240 acres) for the future owner, unlocking the potential to participate in the coveted Landowner Preference Program (LPP) for exclusive hunting privileges. All parcels being offered have Agricultural status, keeping taxes low and even though all have a Gunnison address, they are situated in the much-easier-to-work-with Saguache county for future building and development. None of the parcels are encumbered by conservation easements, giving the new owners unbridled development and positioning options. The land on this property is an absolute harbor for wildlife and an open canvas for the future lucky new owner of this amazing section of Colorado.

Improvements

The 1,736 sf home with 4 Bedrooms and 2 baths, features a thoughtful open concept with split bedroom design. The primary bedroom with adjoining en suite, featuring a 5 piece bath with dual vanities and soaking tub and shower and is split from the other 3 bedrooms of the house for utmost privacy. The expansive kitchen is open to the main living room and dining areas with vaulted ceilings. The 3 guest bedrooms with full bath are situated on the other end of the house and the front porch and enormous rear covered deck offer amazing sunrise and sunset views of the Cochetopa landscape.

The 1200 sf detached 4 car garage features 220V electrical with two 9x9 automatic overhead doors and tons of upper level storage. A 1500 sf steel quonset hut with 11.5' wide x 11.5' high door provides protection for your campers, tractors and utvs while other sheds and storage buildings on the property provide storage for all of the tack and gear you desire.

This property boasts 3 decreed springs and a well that enables the potential development of up to two more single-family residences. Additionally, there's a charming 704 square foot log cabin awaiting utility connections and minor updates, poised to serve as an excellent guest house or lucrative rental unit for both short and long-term stays, offering an enticing opportunity for additional income generation.



Recreation

From the moment you enter the picturesque byway of the Cochetopa pass, you'll find recreation in every direction. The turn off to the Hillside Haven is situated along the Cochetopa Creek, a fly fisherman's dream stream loaded with Brown, Rainbow and Brook Trout with multiple public access points. The Dome Lakes, rumored to quite possibly hold the Colorado State Record Tiger Trout, is just a short drive away and also features a state wildlife area with outstanding waterfowl hunting. The property is situated in GMU 551 with OTC (over the counter) Elk tags available for 2nd and 3rd rifle seasons. The variety and sheer numbers of wildlife on this property is astounding. Deer, Elk, Pronghorn, and Rocky Mountain Big Horn Sheep funnel into the Hillside Haven. The draw on the property acts as a natural corridor, attracting and channeling animals from surrounding landscape, making the Hillside Haven a hunter's dream.

Agriculture

Animals thrive in Hillside Haven's natural oasis of sub-irrigated meadows fed by springs, surrounded by native grasses. Each of the Hillside Haven's 40 acre parcels have current Agricultural (Ag) Status, keeping taxes low and facilitating seamless application for future conservation easements and the accompanying tax credits should the new owner choose to do so.





Water/Mineral Rights & Natural Resources

3 decreed springs with up to 1.0 c.f.s. provide irrigation and stock water for the native grass meadows, livestock and wildlife that grace the Hillside Haven property. Other springs and seeps on the property could be developed to provide even more water. Within the premises, the well caters to the needs of up to three residential units, facilitates irrigation for gardens and lawns, and provides ample water for your livestock.

Location

Nestled along Highway 114, also known as Cochetopa or North Pass, the Hillside Haven stands as a testament to the reverence the Utes held for this sacred hunting land. Cochetopa, dubbed the “Gate of the Buffalo” by the Ute tribe, served as hallowed hunting grounds, and the Hillside Haven embodies the deep connection between the Ute people and this majestic terrain.

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Hayden Outdoors *Buyer Process*

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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.

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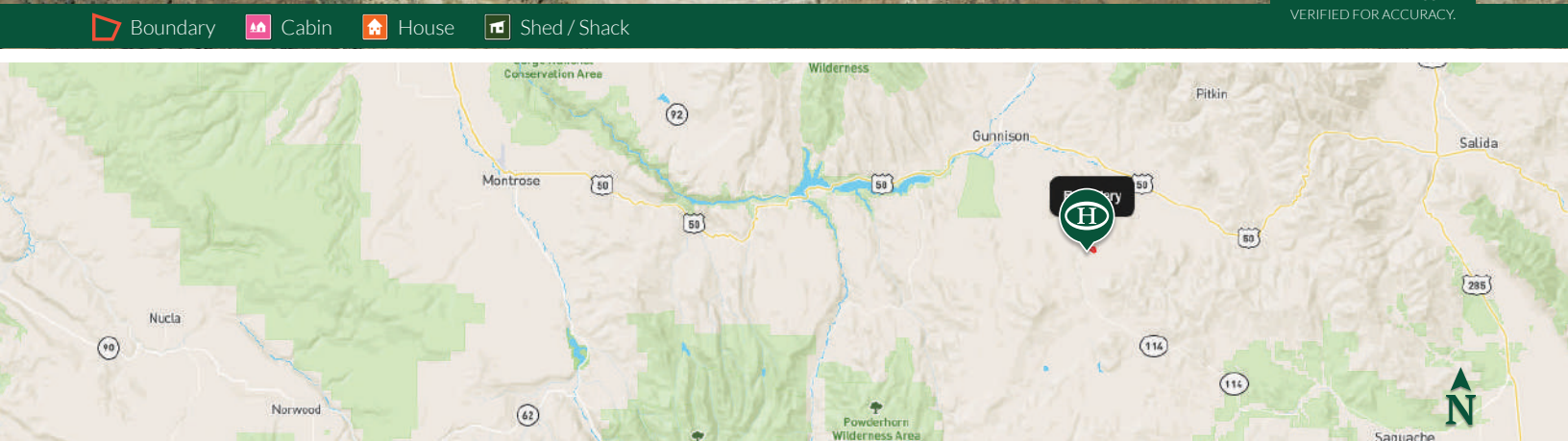
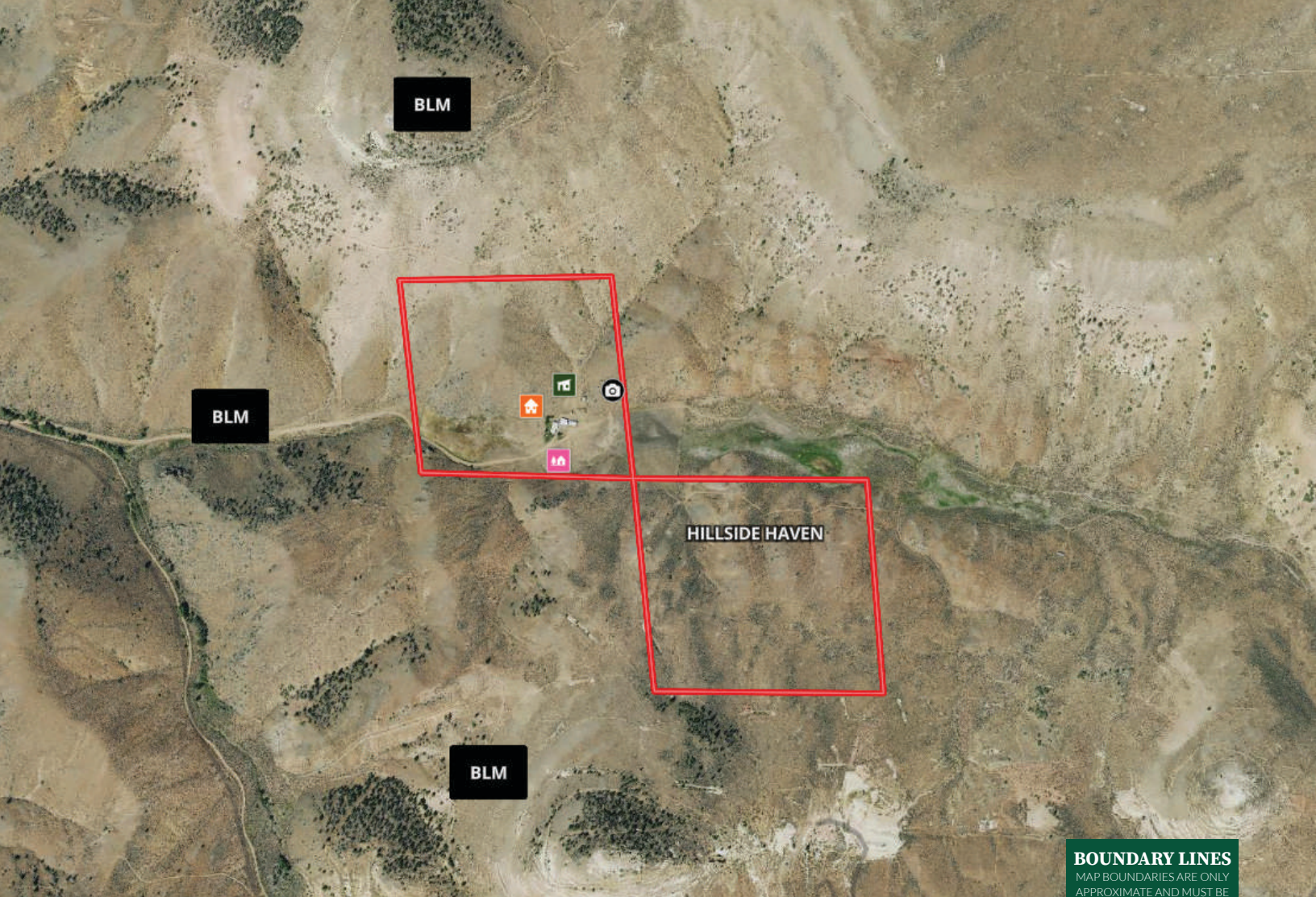


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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