

Hillside Hunting and Grazing on the Cochetopa

160.00 Acres

Saguache County, CO

\$469,900



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Irrigation
State Hunting Unit: 551

Land Details

Address: TBD CO Highway 114,
Gunnison, Colorado 81230, USA
Closest Town: Gunnison
Total Acres: 160.00
Deeded Acres: 160.00
Zoning: Agricultural
Elevation: 8500
Topography: Rolling Hills and Meadows
Water Rights: Yes
1 Decreed Spring- Linda Spring .0166 c.f.s.
Estimated Taxes: \$20.28 - 2023
Source of lot size: Assessor/Tax Data



Property Summary

Nestled amid the awe-inspiring beauty of Cochetopa Pass, this vast 160-acre sanctuary is an absolute haven for wildlife. Divided into three separately deeded parcels, this property presents a rare chance to embrace the spirit of the Wild West. With its borders adjoining BLM land on three sides, tranquility reigns supreme here, offering a retreat from the chaos of urban living while remaining conveniently close to all the amenities of town.





Land

The serene landscape of the Hillside Hunting and Grazing offers 160 deeded acres on 3 separate parcels of rolling hills and native grass meadows where the wildlife naturally funnel. The property abuts thousands of acres of BLM land on 3 sides for unlimited recreation in nearly every direction. Owner will Carry w/ 25% Down***

For the those wanting ultimate privacy, the connecting neighboring property in the same draw is also being offered for sale (see the Hillside Haven Assemblage 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 ease of 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 owner of this amazing section of Colorado.



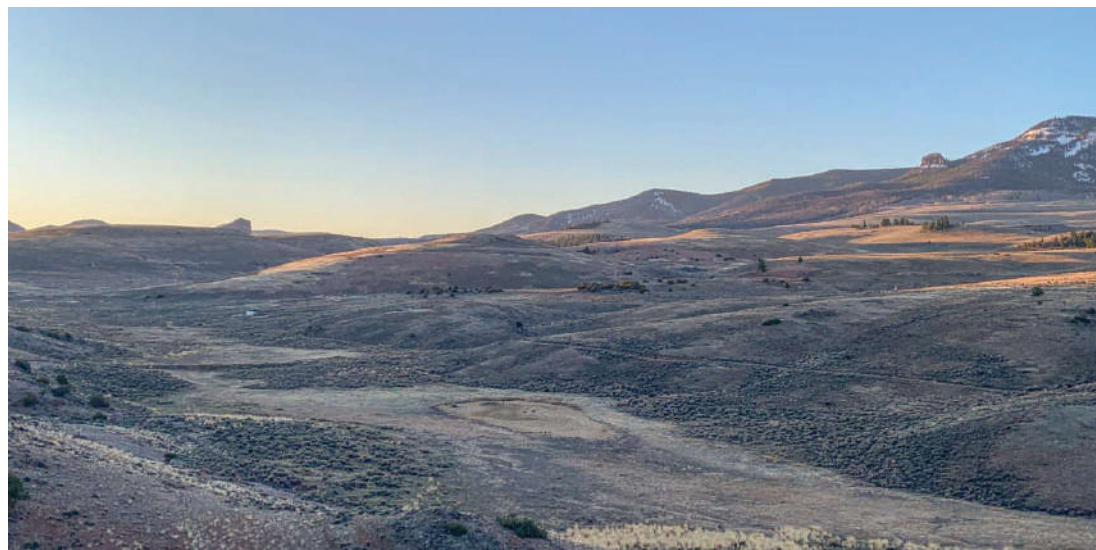
Recreation

From the moment you enter the picturesque byway of the Cochetopa pass, you'll find recreation in every direction. The exit to the Hillside Hunting and Grazing 160 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 property. The draw on the property acts as a natural corridor, attracting and channeling animals from surrounding landscape, making the Hillside Hunting and Grazing on the Cochetopa a Hunter's dream.



Agriculture

Animals thrive in Hillside Hunting and Grazing's natural oasis of sub-irrigated meadows, surrounded by native grasses and shaded outcroppings. Each of the three of Hillside Hunting and Grazing's parcels have current Agricultural (Ag) Status, keeping taxes low and making a future conservation easement and subsequent tax credits, if that is what you choose to do, that much easier to apply for.





Water/Mineral Rights & Natural Resources

A decreed spring, the Linda Spring (Water Division No. 4, Case 83-CW-16), with up to .0166 c.f.s. provides domestic, irrigation and stock water. Other springs and seeps on the property could be developed to provide even more water.

Location

Nestled along Highway 114, also known as Cochetopa or North Pass, the Hillside Hunting and Grazing on the Cochetopa 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 Hunting and Grazing 160 embodies the deep connection between the Ute people and this majestic terrain.

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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.

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."

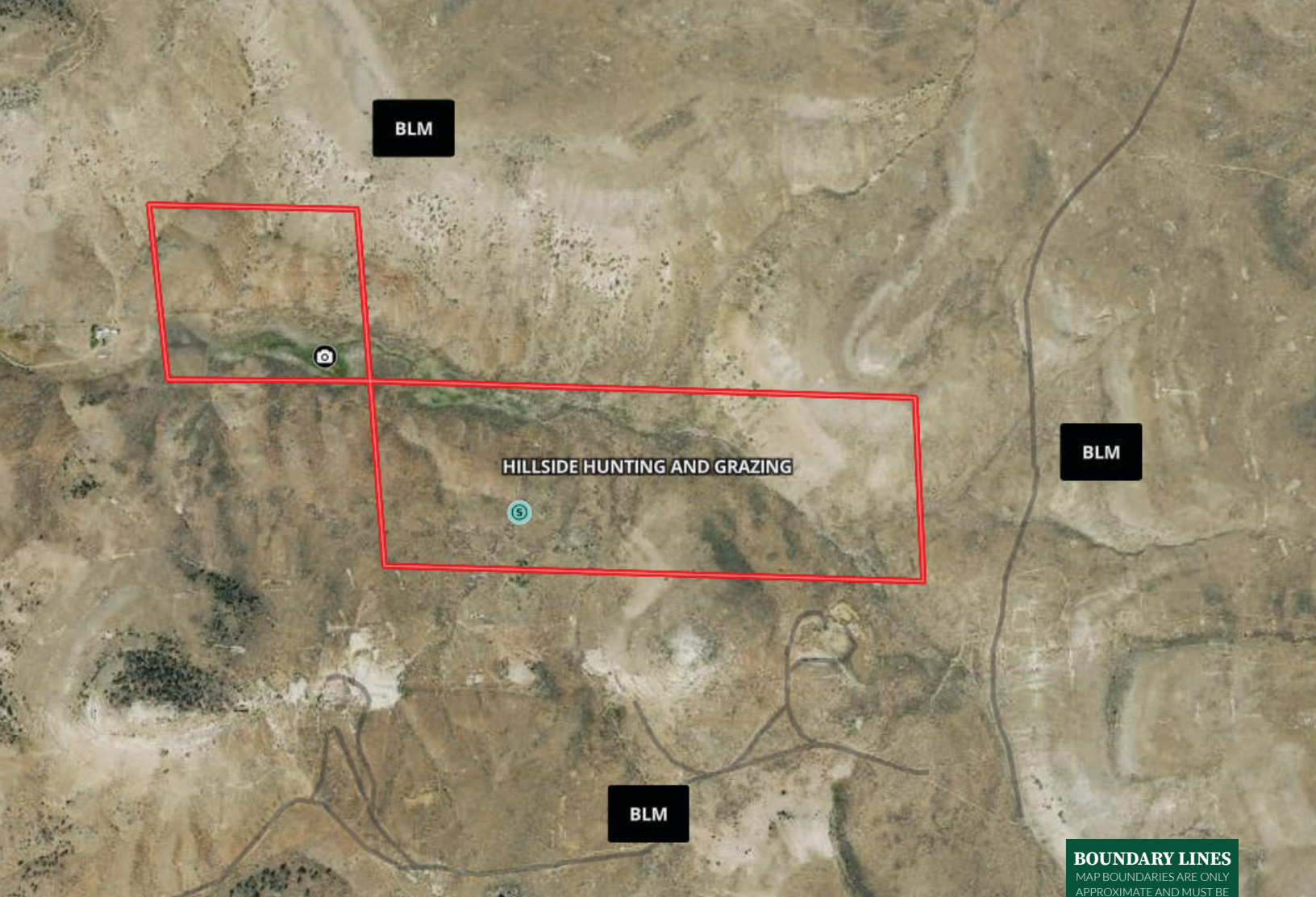


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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