

The Lone Pine Ranch on the Cochetopa

40.00 Acres

Saguache County, CO

\$299,000



HAYDEN  OUTDOORS®

The Lone Pine Ranch on the Cochetopa

TOTAL ACRES:

40.00

PRICE:

\$299,000

COUNTY:

Saguache County

CLOSEST TOWN:

Saguache, CO

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Outbuilding/Barn/Shed/Shop
Recreational Business
Stream/River
Waterfront
State Hunting Unit: 67

Land Details

Address: 26801 County Rd 17ff,
Saguache, Colorado 81149, USA
Closest Town: Gunnison
Total Acres: 40.00
Deeded Acres: 40.00
Elevation: 9300
Topography: Rolling/ Flat
Estimated Taxes: \$62.8 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Cabin
Finished Sq. Ft.: 384
Basement: None
Parking Types:

- Carport

Outbuildings: 3
Types of Outbuildings:

- Tack Shed
- Carport
- Outhouse

Heating Systems:

- Wood Stove

Foundations:

- Cinderblock/ Stem

Waterfront Features:

- Seasonal Creek (Monchego Creek)

Property Summary

Experience your own slice of paradise with this enchanting cabin set on 40 secluded acres, bordering National Forest and featuring a serene seasonal creek. Perfectly positioned between the charming towns of Gunnison and Saguache, and near the Continental Divide and Colorado Trail, The Lone Pine Ranch is the perfect basecamp for all of your outdoor adventures.

Land

Immerse yourself in the tranquility of this 40-acre property, which borders the Gunnison National Forest and features a gently sloping landscape with Monchego Creek meandering through it. Enjoy breathtaking 360-degree views of the famous ancient Ute hunting ground, the Cochetopa Dome, as well as Saguache Park and the stunning La Garita Range.

This serene and secluded property offers unparalleled privacy, with dark skies perfect for stargazing and access to hundreds of thousands of acres of pristine wilderness right at your doorstep. It's an ideal haven for those seeking peace, natural beauty, and endless outdoor adventure. Don't miss out on this rare gem! With unbeatable access to the Gunnison and Rio Grande National Forests and the La Garita Wilderness, parcels like this are very hard to find and rarely come up for sale. Act fast before it's gone!

Improvements

Discover this unique engineered log cabin, offering nearly 400 square feet of cozy living space that feels even larger thanks to its vaulted ceilings, double pane vinyl windows and convenient sleeping/storage lofts on each eave. Built in 2002, this well-designed cabin is fully permitted with the County of Saguache and features a brand-new 1050-gallon septic tank that has never been used.

Enhance your mountain retreat by drilling a well and installing solar power to boost comfort and self-sufficiency. Alternatively, continue to enjoy this serene getaway just as the current owners have for the past 25 years, with minimal maintenance and no need for winterization.

Additional features include a covered carport, a tack shed, and a corral, making this property an ideal base camp for hunting or outdoor adventures. With its exceptional location and valuable amenities, this cabin is a rare find at a competitive price—don't miss the opportunity to make it your own!



Recreation

Ultimate Basecamp for Nature Enthusiasts and Hunters

Embrace the serenity and adventure that this exceptional ranch offers, nestled in the breathtaking Cochetopa Pass and Continental Divide region. Set amidst the expansive beauty of Saguache Park, this property provides unparalleled access to the renowned 486-mile Colorado Trail, the stunning Gunnison National Forest, and the vast La Garita Wilderness.

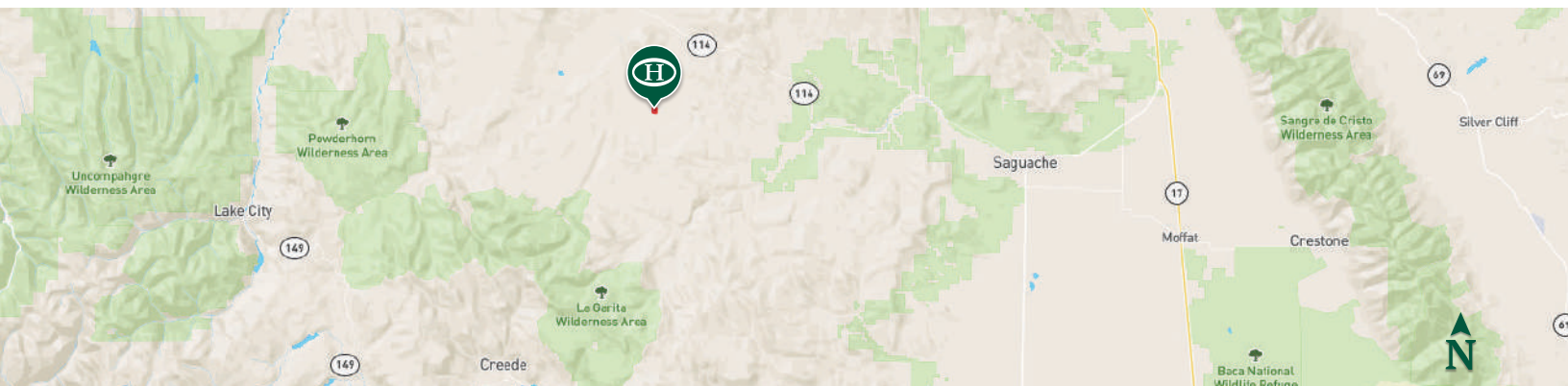
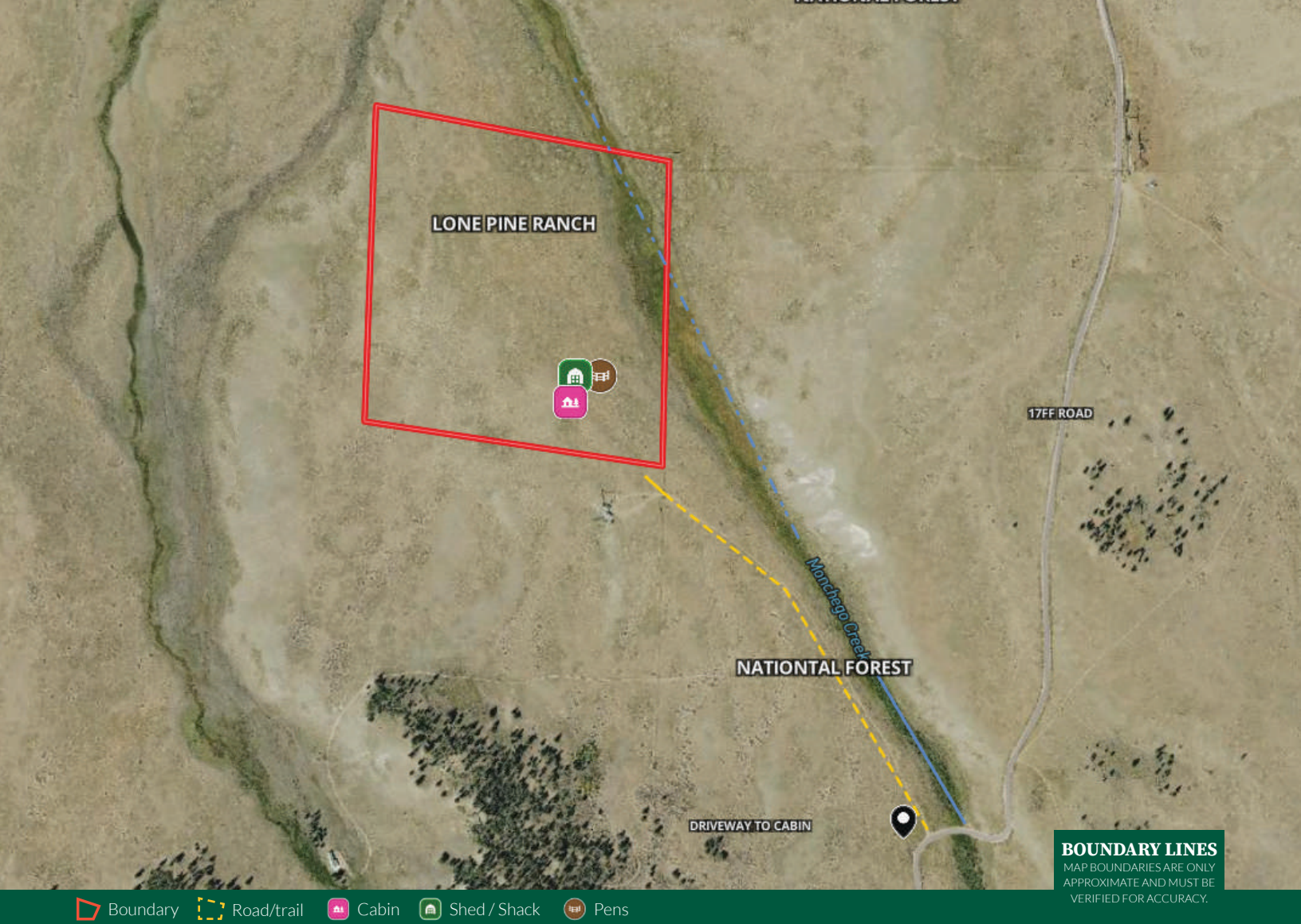
This prime location is a haven for outdoor enthusiasts and hunters, situated in GMU 67, an all draw unit, with excellent harvest rates where high-scoring, quality Elk, Mule Deer and Pronghorn call home. The property is also situated close to GMU 68 with over-the-counter 2nd and 3rd Rifle Elk Tags available and the Dome Lakes with world class trout fishing and waterfowl hunting. The Lone Pine Ranch is an ideal basecamp for your hunting, fishing, hiking, 4 wheeling, snowmobiling, cross country skiing and mountain biking adventures. Enjoy the tranquil environment and boundless recreational opportunities in one of the most scenic and sought-after areas around.

Location

Situated 45 minutes from the charming town of Gunnison to the North with commercial airport (Class III) and Saguache to the South, The Lone Pine Ranch allows you to get away from all of the hustle and bustle and experience one of the last secret frontiers in Colorado.

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