

Log Hill Haven

40.00 Acres | Ouray County, CO | \$410,000



HAYDEN  OUTDOORS.

Log Hill Haven

TOTAL ACRES:

40.00

PRICE:

\$410,000

COUNTY:

Ouray County

CLOSEST TOWN:

Ridgway, CO

Activities & Amenities:

ATV/Off Road
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
State Hunting Unit: GMU 62

Land Details:

Address: 173 Kendall Rd.,
Ridgway, Colorado 81432, USA
Closest Town: Ridgway
Total Acres: 40.00
Deeded Acres: 40.00
Zoning: Ag
Elevation: 7800
Topography: Rolling
Vegetation: Pinion and Juniper
Estimated Taxes: \$4,872 - 2024
Source of lot size: Unknown

Property Summary

Located in the scenic and highly sought after area of Log Hill Mesa just north of the historic cowboy town of Ridgway in southwest Colorado, this 40-acre paradise delivers mountain views, abundant wildlife and immediate access to outdoor adventure. Tap into the already-cleared home site with a well, power and septic in place and build your custom dream home or enjoy weekends at your private mountain retreat.

Land

Pristine Rocky Mountain views and fresh mountain air await on your own 40-acre parcel of picturesque Ouray County, known for its breathtaking, rugged mountain typography. Whether hunting with a camera or a gun or bow, enjoy the elk, mule deer, turkey, black bear, squirrels and other wildlife species that make Log Hill Mesa home. Take in the snow-capped mountains and ponderosa, juniper and pinyon pines that surround you while relaxing on your private deck or spending the day hiking, mountain biking, going on a scenic drive or enjoying the many other opportunities for exploration, adventure and sight-seeing. The property offers a secluded and quiet setting yet is conveniently located 40 minutes from the Montrose/Telluride Regional Airport in Montrose, CO.

Improvements

A large, steel container provides for storage needs.





Recreation

Hunters will appreciate the fact the property is located in state Game Management Unit (GMU) 62, which produces great bucks and bulls each year, while anglers will be drawn to the region's noted Gold Medal trout fishing opportunities. Golfers can take advantage of the fact the property is less than 3 miles from the Divide Ranch & Golf Club in Ridgway, featuring a golf course with more mountain views and a pro shop, and is less than a half hour from Ouray, known as the "Switzerland of America" and for its natural hot springs—just the place to rejuvenate after a day spent in the great outdoors. Topping off the list of attributes, the property is less than an hour from the world-renowned Telluride Ski Resort, offering more than 2,000 skiable acres customized for all ability levels.

Return home and re-immense yourself in the beauty of nature while sitting under the stars in a place suited for outdoor enthusiasts and families alike.

Region & Climate

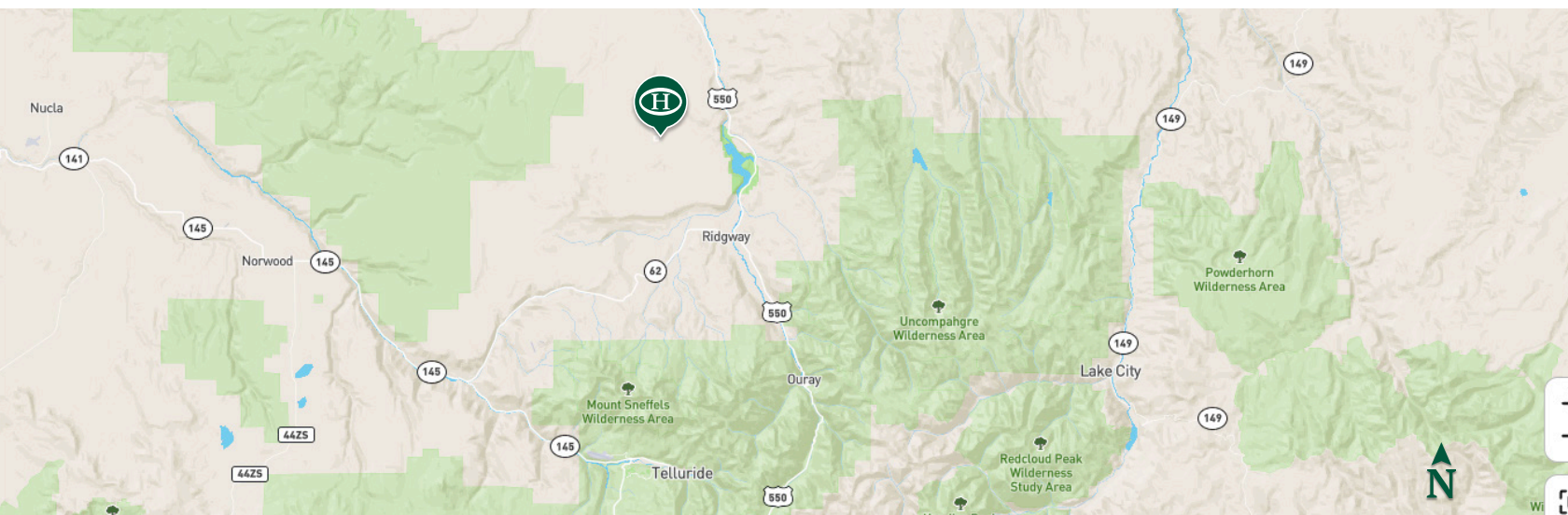
Enjoy year-round recreation in a region of Colorado known for its serene beauty and pleasant climate. Spend the day hiking, golfing, hunting or fishing or kayaking in the Ridgway Reservoir, or venture into Ridgway, Ouray or other nearby towns for great dining, shopping and more.

Enjoy a meal at the historic True Grit restaurant in Ridgway, where John Wayne filmed scenes for the movie "True Grit," before venturing into Ouray for a Jeep tour to explore the town's mining history, waterfalls and other off-road adventures. Park goers and anglers will want to visit nearby Montrose, known for the Black Canyon of the Gunnison National Park—the deepest canyon in the world for its narrow width where the Gunnison River offers superb trout fishing—and the Blue Mesa Reservoir, which holds the state's lake trout record.

Ridgway features a semi-arid climate with mild temperatures year-round. Summers are warm and sunny, with occasional rainstorms in the afternoons. Winters are typically cold and dry, with occasional snowfall at the higher elevations. The region is relatively dry overall, with annual precipitation averaging about 12 inches per year. The region enjoys sunny days during the majority of the year, making it an ideal location for outdoor recreation.

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