

Elk Draw

81.44 Acres

Montrose County, CO

\$1,725,000



HAYDEN  OUTDOORS.

Elk Draw

TOTAL ACRES:

81.44

PRICE:

\$1,725,000

COUNTY:

Montrose County

CLOSEST TOWN:

Norwood, CO

Presented by



Landry Cogburn

📍 Associate Broker, Licensed in CO & NM

✉ Landry@HaydenOutdoors.com

📞 719.523.3827



HAYDEN OUTDOORS.
REAL ESTATE





About This Property

Discover your ultimate hunting paradise just west of Telluride, Colorado — an 81.44-acre family retreat in Montrose County that seamlessly blends luxury with untamed natural beauty. This expansive estate features two fully furnished residences, each crafted for modern comfort and convenience.

Don't miss the chance to own this incredible piece of Colorado.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Farm/Crops/Ag
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game,
Turkey & Waterfowl
Income Producing
Irrigation
Mineral Rights
Natural Spring
Off Grid Power
Outbuilding/Barn/Shed/Shop
Propane
Solar
Stream/River
Water Access/Water Rights
Wooded
State Hunting Unit: CO. GMU. 70

Land Details

Address: 500/510 Iron Mountain Trail, Norwood,
Colorado 81423, USA

Closest Town: Norwood

Total Acres/Deeded Acres: 81.44

Zoning: Agricultural

Elevation: 6800

Water Rights: Yes; 100% interest in Spring w/ .50 C.F.S.
of water for irrigation and stock watering puposes.
100% in all water, water rights, ditches and ditch
rights, well and well rights including but not limited to
19 statutory inches of water in the Truax Ditch, out of
Maverick Draw

Mineral Rights: Yes; Mineral rights believed to convey,
subject to standard federal patent reservations and
recorded easements.

Income Type: Grazing Lease

Estimated Taxes: \$3,288 - 2024

Source of lot size: Owner

Building Details

Homes: 2

Finished Sq. Ft.: 2420 (1720 main, 700 guest)

Bedrooms: 3 | Full Bathrooms: 3

Parking Types: Carport & Driveway

Outbuildings: 4

Other Improvements: Workshop (w/ electric), Chicken
Coop (w/ electric), Greenhouse (w/ electric), RV
Parking (w/ electric+septic), Root Cellar, 2 Septic
Systems, 2 Under-ground (1000 gallon) Propane Tanks,
24 Grid-tied Solar Panels, Battery and Propane Backup
Generator, Permitted Well w/ 2 (1500 gallon) Cisterns.

Fence Type: Barbed Wire

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace, Forced Air, Radiant &
Wood Stove



Land

Spanning 81.44 acres of diverse terrain, this property features live water from a spring-fed draw, open meadows, and mature timber. Fenced and wildlife-rich, it supports grazing, agriculture, and exceptional hunting. Panoramic mountain views, fertile ground, and year-round accessibility make it a rare combination of beauty, utility, and seclusion in western Colorado.

Improvements

The main house boasts a chef's kitchen with top-of-the-line LG appliances, in-floor radiant heating, and a welcoming living area with a Nectre wood-burning stove. The guest house, constructed in 2017, promotes sustainable, grid-tied living with solar panels, a propane generator, and all necessary modern amenities.

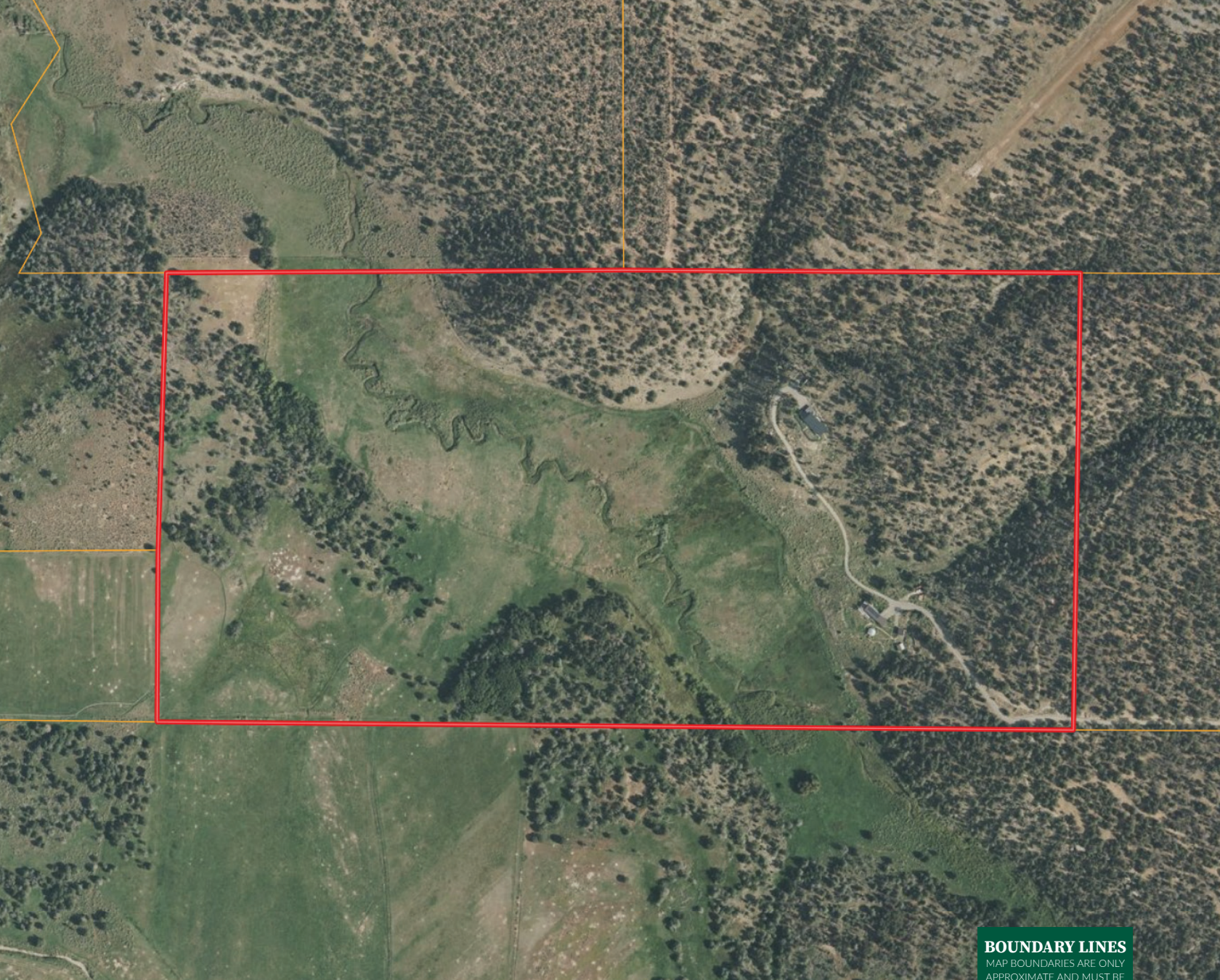
A pristine well, paired with two 1,500-gallon cisterns, ensures abundant water supply year-round. Additional features include a heated geo dome greenhouse, an electrically equipped chicken coop, a workshop/storage shed with power, an additional storage shed, and a root cellar/meat hanger.

In addition to the two residences, the property includes RV parking with septic system tie-in, water, and electric hookups — offering both a comfortable space for guests and exciting potential for future improvements such as another home or barn.

Immerse yourself in the lifestyle that this exceptional Colorado ranch offers, where you can truly live off the grid with solar power, a propane generator, and ample water resources. Experience the ultimate convenience of a fully equipped hunting retreat in this pristine natural setting.

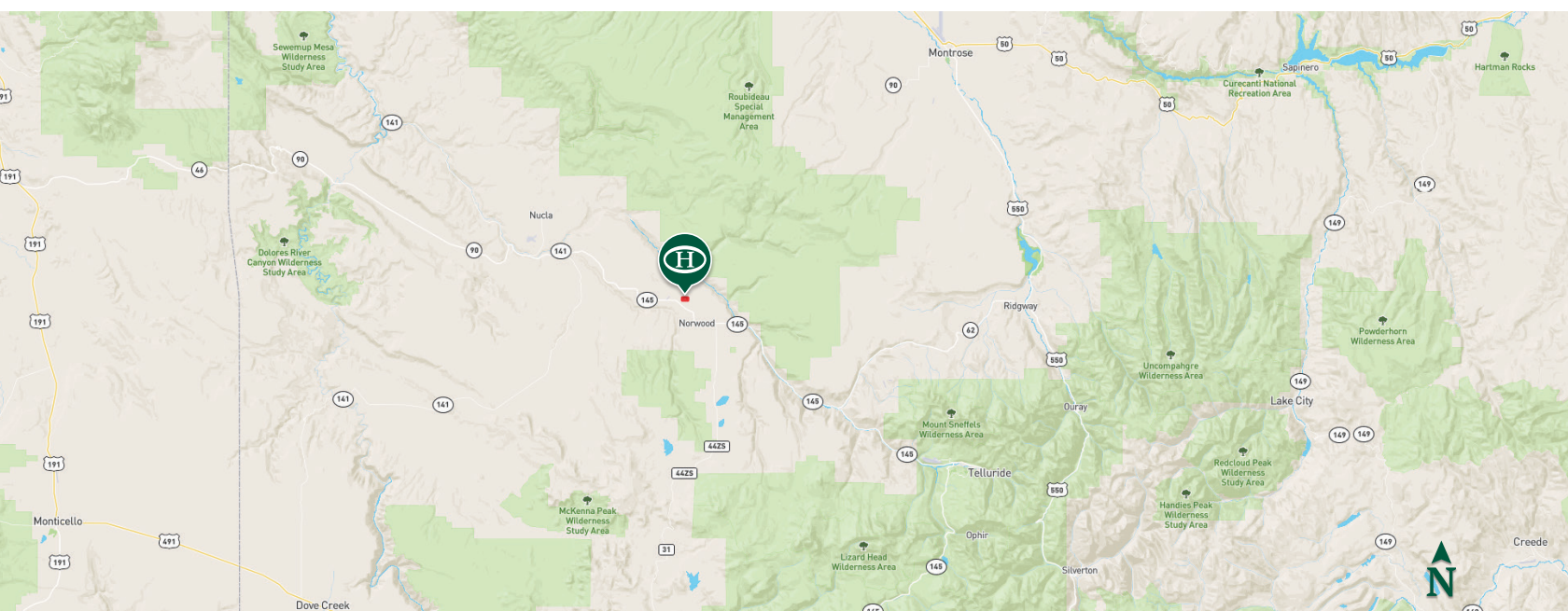






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary





Recreation

This property's true uniqueness lies in its wildlife — among the diversity of species, a resident elk herd calls the property home, often grazing along the creek, offering both daily wildlife viewing and unmatched hunting opportunities. Situated within Colorado's GMU 70, one of the state's premier big game units, this parcel provides the opportunity for over-the-counter elk tags during the 2nd and 3rd rifle seasons, making it an outdoorsman's dream.

Agriculture

A grazing lease keeps property taxes low while preserving the natural landscape.

Water/Mineral Rights & Natural Resources

Uniting remarkable land with significant water and trophy game, this property embodies the best of western living. The Maverick Draw, steadily supplemented by a registered spring on the property, brings a tranquil flow through the center of the land, which can be utilized for agricultural purposes.







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 regard 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





THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

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