

Twin Falls Red Rock Retreat

44.00 Acres | Montrose County, CO | \$1,950,000



HAYDEN  OUTDOORS.

Land Details

Address: TBD X4 Road, Bedrock,
Colorado 81411, USA

Subdivision: S: 16 T: 47 R: 19 Lot
12 Sec 16; Less Hwy Row 3.038
Amol Deed Bk 443 Pg 243

Closest Town: Bedrock, CO

Total Acres: 44.00

Estimated Taxes: \$1,544 - 2025



Property Summary

Welcome to "Twin Falls Red Rock Retreat". This valley is the Sedona's Oak Creek Canyon of Colorado. 44 +/- acres set amongst the beautiful Red Rock Mesa's with dueling year round waterfalls as they are spring feed and over looking La Sal Creek and canyon. The property is an in holding, surrounded on all sides by thousands of acres of BLM to ensure complete unmatched privacy with only one way in and one way out. The ultimate private retreat.





Land

Have you been looking for a property that is one of a kind—completely unique, extremely rare, and even more rare to find with complete 100% privacy from the outside world? A place that is totally secluded, where you feel protected by nature? Welcome to “Twin Falls Red Rock Retreat.”

This 44 +/- acre property, which feels like thousands of acres, is located off Hwy 90 in Bedrock, CO, with easy year-round access. As you enter the property, you literally cross over the top of dueling waterfalls that plunge over 100 feet into La Sal Creek. The property is an inholding completely surrounded by tens of thousands of acres of BLM land, ensuring the land around you will remain undeveloped forever and your privacy will never be disturbed. With only one way in and one way out, your views will never be blocked or interrupted by unwanted development—this is your own personal playground and EXTREMELY private.

Several building sites have been identified, all offering endless direct views of the huge red rock mesas, along with the peaceful sounds of your twin waterfalls from the prospective homesites. For those looking to build a dream getaway home, power is already to the property, which is huge. There is also a great two-track road system, perfect for equestrians to saddle up and ride for as long as they'd like, giving you the true feeling of traveling through the Old West. If ATVs, Razors, or side-by-sides are more your speed, you can leave right from your property and explore endless terrain.



La Sal Creek winds through the bottom of the canyon and throughout the massive red rock mesas, offering great brook trout fishing, camping alongside the creek, and incredible hiking with family and friends. The retreat also offers excellent hunting opportunities, with thousands of acres of BLM land literally in your front yard, along with Colorado OTC elk tags for 2nd and 3rd rifle seasons (always check regulations). At the bottom of your dueling waterfalls is a swimming hole the whole family would enjoy—imagine swimming or simply standing beneath the waterfalls. That is something truly special and certainly one of a kind.

The original vision for this property was a luxury retreat center, rehab center, or youth camp—but you may decide to keep it all to yourself as your own private getaway hidden from the world. When you step foot on this property, with the waterfalls and the red rocks, it creates a surreal feeling you simply have to experience for yourself. It brings to mind Sedona, AZ, with the creek, the red rock, and the canyon atmosphere.

As for location, you are only 74 miles from some of the best skiing in the nation in Telluride, CO, while Moab, UT is just 59 miles away for even more outdoor adventure—and only 80 miles to Montrose, CO. This property could go in so many different directions—it truly is an open canvas for you to create. One thing is for sure: this property is very rare, very special, and an incredible find. If you are truly over the crowds, the traffic, and the crime, this is the perfect getaway from all of that mess.





Recreation

Rehab center, horseback riding, swimming, hiking, ATVs or Razors, great hunting and Colorado offers OTC Elk tags for 2nd and 3rd rifle. (always check regs)

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*



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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 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





BOUNDARY LINES

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



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