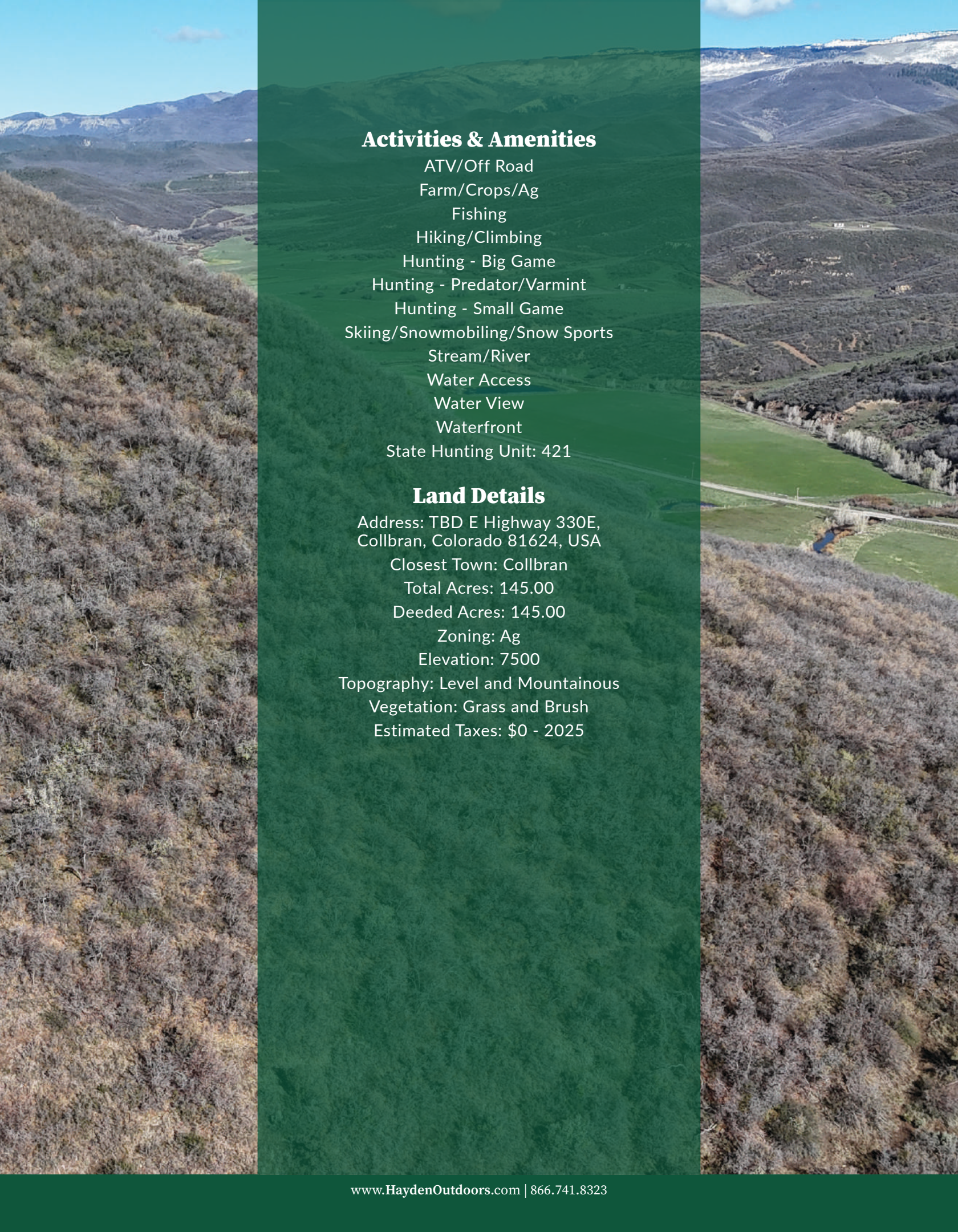


Buzzard Creek Overlook

145.00 Acres | Mesa County, CO | \$925,000



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An aerial photograph of a rugged mountain landscape. The foreground and middle ground are covered in dense, dry brush and shrubs in shades of brown and tan. In the background, rolling hills and mountains are visible under a clear blue sky. A semi-transparent green rectangular box is centered over the image, containing white text. The text is organized into two main sections: 'Activities & Amenities' and 'Land Details'.

Activities & Amenities

ATV/Off Road
Farm/Crops/Ag
Fishing
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Skiing/Snowmobiling/Snow Sports
Stream/River
Water Access
Water View
Waterfront
State Hunting Unit: 421

Land Details

Address: TBD E Highway 330E,
Collbran, Colorado 81624, USA
Closest Town: Collbran
Total Acres: 145.00
Deeded Acres: 145.00
Zoning: Ag
Elevation: 7500
Topography: Level and Mountainous
Vegetation: Grass and Brush
Estimated Taxes: \$0 - 2025



Property Summary

Located just east of Collbran, Colorado, Buzzard Creek Overlook offers a unique opportunity to own approximately 145± acres featuring productive hay meadow, creek frontage, and exceptional hunting habitat. The property combines two parcels with 25± acres of valley-floor meadow along Buzzard Creek plus 120± acres of rugged upland terrain, creating an ideal setting for a hunting retreat, rural getaway, or future cabin site.





Land

Comprising two adjoining parcels being offered together, Buzzard Creek Overlook delivers a diverse mix of landscapes and recreational opportunities. The 120+/- acre upper parcel features rolling ridges covered in native sagebrush, grasses, and brushy cover that provide prime habitat for elk and mule deer. This secluded ridgeline serves as a natural travel corridor and refuge for wildlife during Colorado's hunting seasons, offering excellent opportunities for sportsmen.

Complementing the hunting acreage is approximately 25± acres of scenic hay meadow and creek-bottom land being divided from a historic family homestead that has been held for generations. With Buzzard Creek flowing by and expansive views of the surrounding valley, this lower parcel offers a peaceful setting for camping, relaxation, or future improvements.

Whether you're pursuing big game in the fall, enjoying the hay meadow during the summer months, or simply seeking a private retreat in western Colorado, this property offers a great location for recreationalists seeking their own getaway, with private property hunting and scenic vistas.

Parcel 1 includes 120+/- acres and Parcel 2 will be 25+/- acres. Parcel 2 is subject to Mesa County parcel division approval, and both parcels are contingent on selling together.



Improvements

Electric service is available along County Road 330E, providing the potential to extend power to a future cabin, RV site, or residence. Buyers should consult Mesa County Planning regarding building requirements, septic approvals, and development possibilities. Propane service would likely be utilized for gas needs, while domestic water may be supplied through a cistern system or by obtaining a well permit through the State of Colorado, subject to approval.

The sellers are requiring a 4-strand barbed wire fence to be installed along the valley floor to keep livestock from crossing the creek, location to be agreed upon between buyer and seller.

Recreation

Recreation is at the heart of this property. The upland acreage supports seasonal populations of elk and mule deer in Colorado GMU Unit 421, with the current owners enjoying consistent hunting success over the years. The property's location and topography create a natural sanctuary where wildlife often retreats from hunting pressure on neighboring lands.

Buzzard Creek provides additional outdoor enjoyment, offering seasonal fishing opportunities for brook trout and cutthroat trout. Beyond the property boundaries, the surrounding Collbran area and nearby Grand Mesa provide access to thousands of acres of public land, alpine lakes, ATV trails, hiking, horseback riding, and year-round outdoor recreation. Winter activities include skiing and snowboarding at nearby Powderhorn Resort, snowmobiling, ice fishing at nearby lakes and more.

Water/Mineral Rights & Natural Resources

No water or mineral rights will transfer to the buyer.





Location

Collbran is a welcoming Western Colorado community known for its agricultural heritage, small-town charm, and access to some of the state's finest outdoor recreation. Residents and visitors enjoy convenient amenities including local restaurants, fuel stations, grocery services, schools, and community events, while larger shopping, medical, and commercial services are available in nearby Grand Junction, approximately one hour away. Situated at an elevation of roughly 6,000 feet, the area experiences four distinct seasons, with warm, sunny summers, colorful autumns, and mild winters compared to Colorado's higher mountain communities. The region enjoys over 300 days of sunshine annually, making it ideal for year-round recreation, ranching, hunting, and outdoor living. Surrounded by the scenic landscapes of Plateau Valley and the nearby Grand Mesa, Collbran offers a peaceful rural lifestyle with abundant natural beauty and easy access to adventure.

*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.





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."

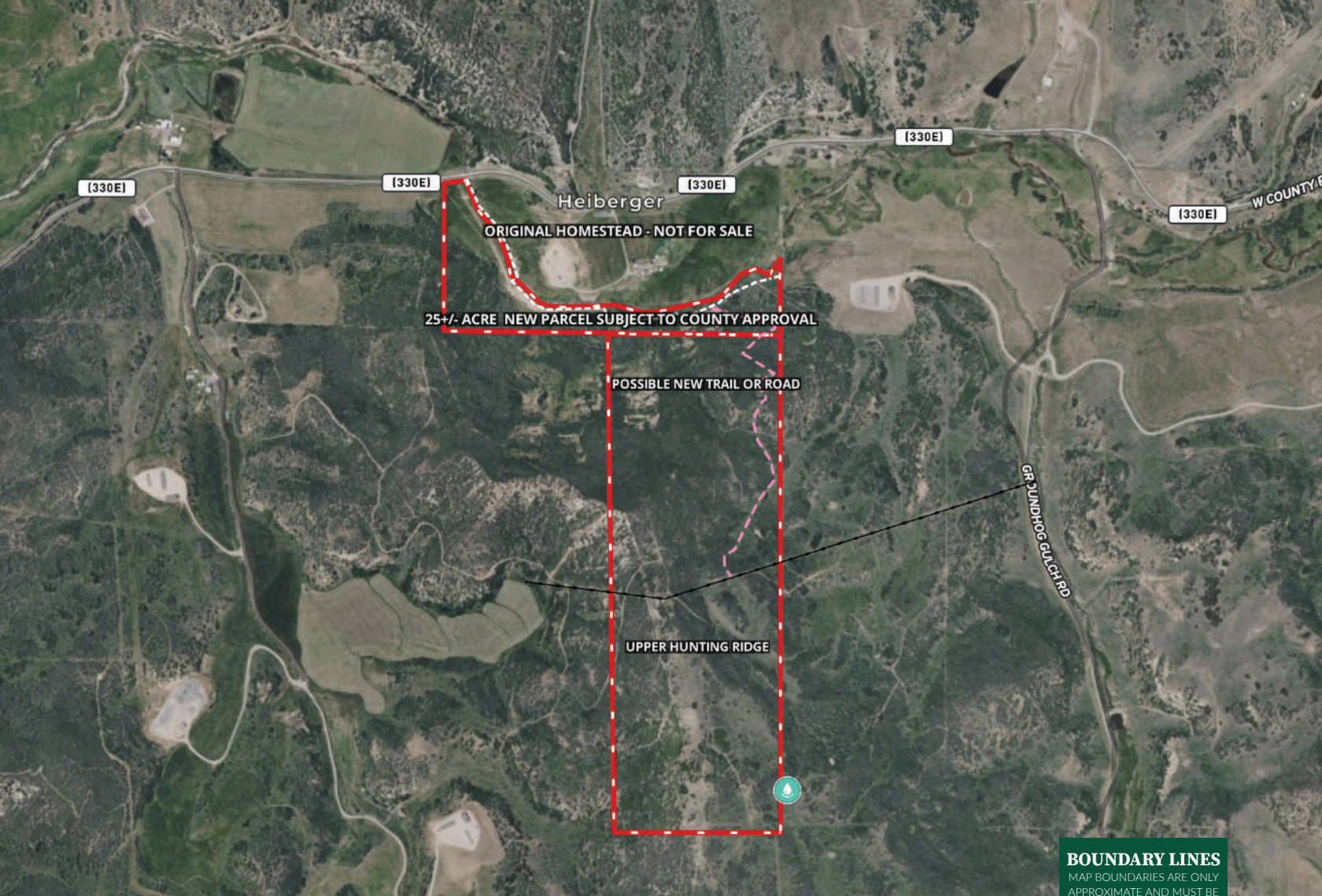


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials

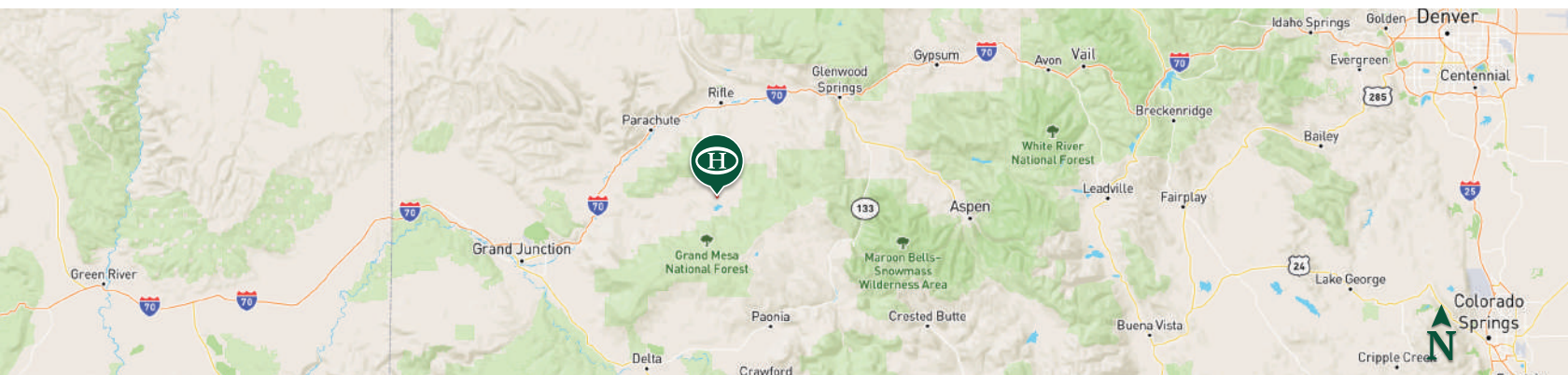




 Boundary

BOUNDARY LINES

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



Dan Brunk

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