



Box Bar Ranch

2991 Road 20.5

Cortez, CO



Vineyard



Grazing



Farming

ABOUT THE BOX BAR



Welcome to this expansive property in the unincorporated area of Montezuma County, located southeast of Cortez, approximately 7 miles along Road 20.5. This unique parcel spans an impressive 1,285.73 acres and is identified by the Montezuma Assessor's Parcel #5633-261-00-016. Its unique shape offers a variety of land use possibilities.

Land and Irrigation

According to the Cortez Farm Service Agency, about 221 acres of this land are irrigated cropland, with the remaining acreage being dry pasture. The property benefits from 200 shares of Montezuma Valley Irrigation water, making approximately 17% of the land irrigated. The irrigation system includes ten (10) side roll sprinklers and a small 13-acre vineyard near the west boundary, equipped with a drip irrigation system.

Agricultural Potential

The perimeter fencing is ideal for livestock grazing during the fall and spring seasons. The property's elevation ranges from 5,830 to 6,000 feet, providing a suitable environment for various agricultural activities.

Improvements

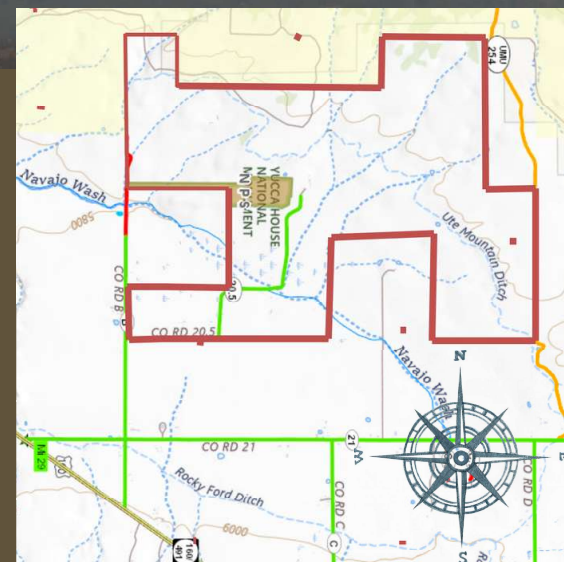
This property includes a 1,128 square foot house featuring 2 bedrooms and 1 bath, heated by a forced air furnace. Additional structures include a 1,386 square foot farm shed built in 1975, a small bunkhouse with living quarters, and several older outbuildings for livestock. The property is also serviced by 2 rural water taps, electricity, and telephone lines.

Historical and Environmental Significance

Adjacent to the center of the property is the Yucca House National Monument, a United States National Monument established on December 19, 1919. This 34-acre site, an unexcavated Ancestral Puebloan archaeological area, shares access with the property along Road 20.5. Despite its proximity, the monument has no measurable impact on the use of the land.

Highest and Best Use

Given its historical use for crop production and livestock grazing, the highest and best use for this parcel remains agricultural, but has the potential to fulfill any outdoorsman's desires with stocked bass pond and has high numbers of elk, mule deer, turkey and other wildlife. This property offers a unique blend of agricultural potential and historical significance, making it an exceptional investment opportunity.



AGRICULTURE

The ranch encompasses approximately 221 acres of fertile, irrigated cropland, making up about 17% of the entire property. This land is ideal and currently growing hay, corn, or other crops, supported by 220 shares of irrigation water. The efficient irrigation system includes approximately ten (10) side roll sprinklers, ensuring consistent and thorough watering of your crops.

Equipment and Facilities

The ranch is well-equipped with essential farm machinery, including a backhoe, side-by-side ATVs, and various other farm equipment. These tools are designed to facilitate smooth and efficient farming operations, making it easier to maintain and cultivate the land.

Management and Operation

A significant advantage of this property is the presence of a long-time ranch manager who oversees the day-to-day operations. This experienced individual ensures the ranch runs smoothly, allowing you to benefit from their expertise and dedication. The current ranch manager is open to remaining with the ranch if a new owner would like.

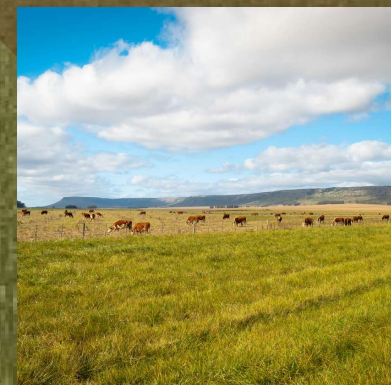
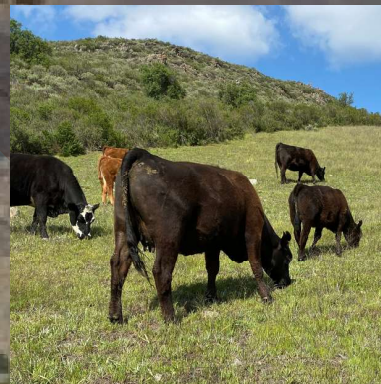


GRAZING

The ranch is well-suited for livestock grazing, with perimeter fencing that provides excellent containment and security for your animals. Grazing is optimal during the fall and spring seasons, taking advantage of the lush pastures and favorable weather conditions. The topography of the land, situated at an elevation of approximately 5,830 to 6,000 feet, ensures a healthy and productive environment for your livestock.

The ranch offers significant income potential, as the current owners have successfully leased out the grazing rights. This arrangement provides a steady revenue stream, making the ranch a lucrative investment. Alternatively, you can choose to utilize the land for your own personal livestock, enjoying the benefits of a well-maintained and fertile grazing area.

Whether you're looking to expand your livestock operations, generate income through leasing, or simply enjoy the beauty and utility of a high-quality grazing ranch, this property offers endless possibilities. Embrace the opportunity to own a piece of land that combines agricultural productivity with financial potential.



VINEYARD

A unique feature of this remarkable ranch property is the thriving vineyard located near the west boundary.

Spanning approximately 13 acres, this vineyard is irrigated with an efficient drip irrigation system, ensuring optimal water usage and healthy vine growth. The entire vineyard is securely fenced to protect it from livestock and wildlife, maintaining the integrity and productivity of the vines.

The vineyard is currently leased to a Colorado winery, providing a steady stream of income and highlighting the property's potential for agricultural investment.

Whether you are an aspiring vintner or an investor looking for a profitable agricultural venture, this vineyard presents an excellent opportunity.





OUTDOORSMAN PARADISE

The ranch provides endless opportunities for exploration and adventure. With almost 1,300 acres at your disposal, you'll have plenty of space to roam and enjoy the great outdoors. The ranch is teeming with wildlife, including trophy elk and mule deer, making it a haven for hunters. Additionally, you'll find turkeys, bears, mountain lions, and various other species, ensuring a rich and diverse ecosystem.

For fishing enthusiasts, the ranch features a stocked pond brimming with bass and catfish. The pond is thoughtfully maintained, providing plenty of food for the fish and creating an ideal fishing spot for both relaxation and sport.

This ranch offers the flexibility to serve as a private retreat, where you can enjoy the serenity and beauty of nature undisturbed. Alternatively, it holds significant potential for generating income by attracting hunters from across the country, providing them with an exceptional hunting experience.

Whether you're seeking a personal sanctuary or an investment opportunity in outdoor recreation, this ranch delivers unparalleled possibilities. Embrace the wild and create lasting memories on this remarkable property.





YUCCA HOUSE NATIONAL MONUMENT

Yucca House National Monument is a United States National Monument located in Montezuma County, Colorado. It is a large, unexcavated Ancestral Puebloan archaeological site that has remained largely untouched for the past 800 years. The site is situated on 34 acres with a diverse habitat of plants and animals. It acted as an important community center for the Ancestral Puebloan people from A.D. 1150-1300.



The long-term preservation of Yucca House ensures that archeologists will be able to continue studying Ancestral Puebloan society and what caused them to migrate from this region in the late 1200s. Currently, there are no facilities or fees at Yucca House.



LEARN MORE

BY GOOGLING THE BELOW TITLES

[Yucca House National Monument - Wikipedia](#)



Photo Credit: Mesa Verde National Park



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