

Ridgway Residential Building Land Near Reservoir
125 & 175 Pasture Place
Montrose, CO 81403

\$750,000
25.4± Acres
Ouray County



Ridgway Residential Building Land Near Reservoir Montrose, CO / Ouray County

SUMMARY

Address

125 & 175 Pasture Place null

City, State Zip

Montrose, CO 81403

County

Ouray County

Type

Undeveloped Land, Horse Property, Recreational Land

Latitude / Longitude

38.256345 / -107.753784

Acreage

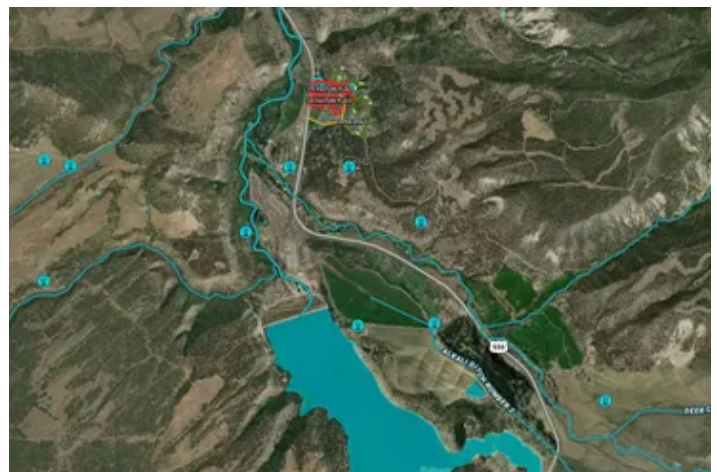
25.4

Price

\$750,000

Property Website

<https://aspenranchrealestate.com/property/ridgway-residential-building-land-near-reservoir/ouray/colorado/110957/>



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PROPERTY DESCRIPTION

125 & 175 Pasture Place - Irrigated Acreage and Building Sites Near Ridgway, Colorado

Located just north of the Ridgway Reservoir in *The Ridge* subdivision, this **25.4-acre** property is comprised of 11.7 & 13.77-acre parcels, combines irrigated hay ground with a elevated building sites-an ideal setting for a custom home and hobby farm or equestrian property. With utilities already in place and easy year-round access, it's ready for your Western Colorado lifestyle.

Property Highlights

- **25.4 total acres** in The Ridge subdivision
 - Two parcels, build on one and keep the other
 - Approximately **18 acres of irrigated hay land** served by the Hayes-Teague Ditch
 - **Two elevated building sites** with panoramic views
 - **Tri-County Water taps installed and paid**
 - **San Miguel Power** on site
 - Convenient access from **Highway 550**
 - Gently sloping terrain suitable for horses, livestock, or a hobby hay operation
 - Located just minutes north of the **town of Ridgway** and the **Ridgway Reservoir**
-

Ready to Build and Enjoy Rural Living

The upper portion of the property offers a prime building site with open views of the surrounding mountains and valley. With both water and power already available, the parcel is ready for construction without the typical delays of rural infrastructure. The lower irrigated acreage is perfect for hay production or livestock, with water delivered through the Hayes-Teague Ditch system-an excellent setup for a manageable agricultural lifestyle.

Recreation and Location

Just a few minutes away, **Ridgway Reservoir** offers boating, paddleboarding, and fishing, while the nearby **Ridgway State Park** features trails and campgrounds. The charming town of **Ridgway** provides great dining, art, and community events, and within a short drive you can enjoy the mountain town attractions of **Ouray** and **Telluride**, both known for world-class recreation and alpine scenery. **Montrose**, about 30 minutes north, offers major shopping, medical facilities, and the regional airport-making this property ideally situated between Western Colorado's best destinations.

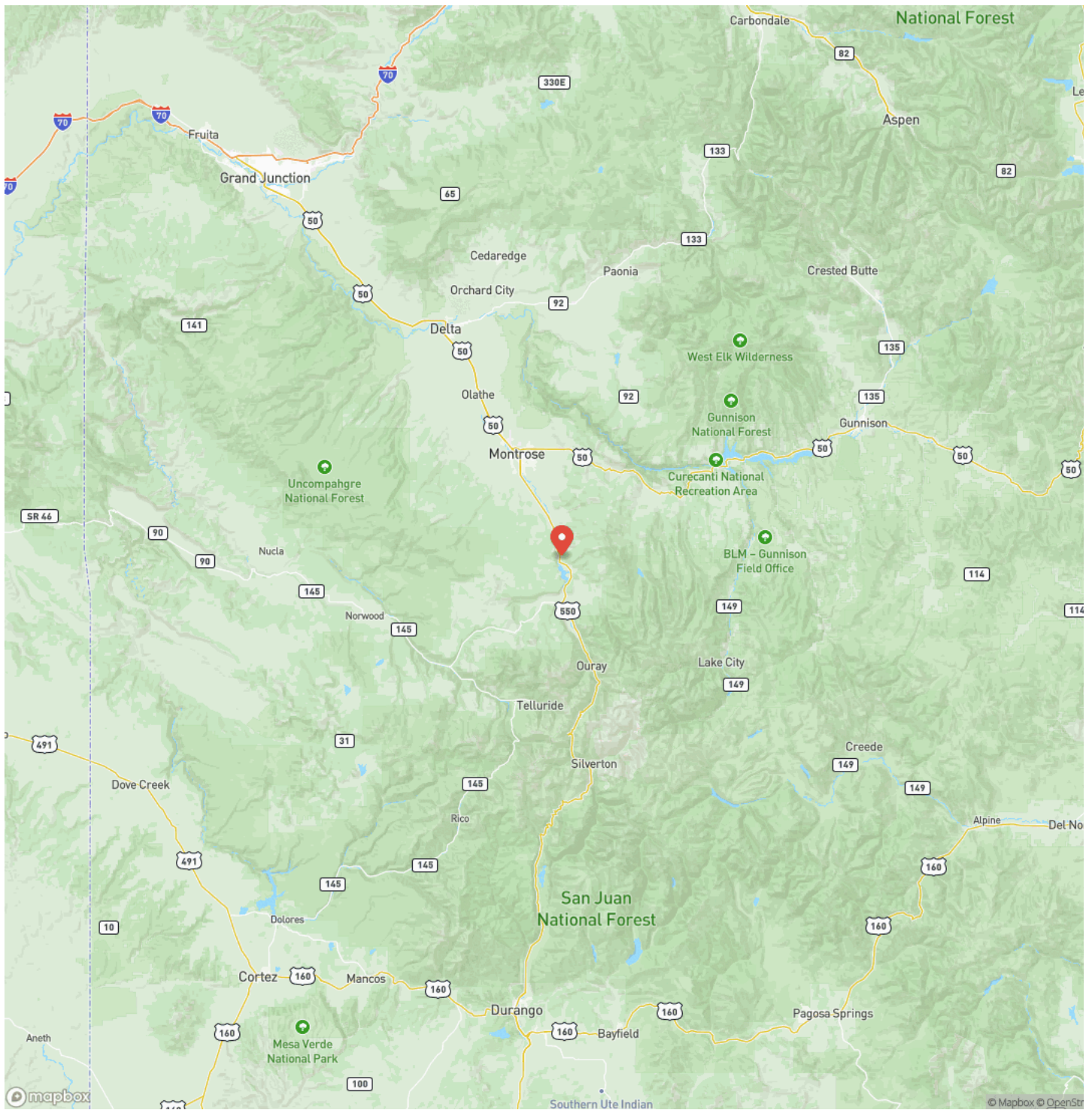
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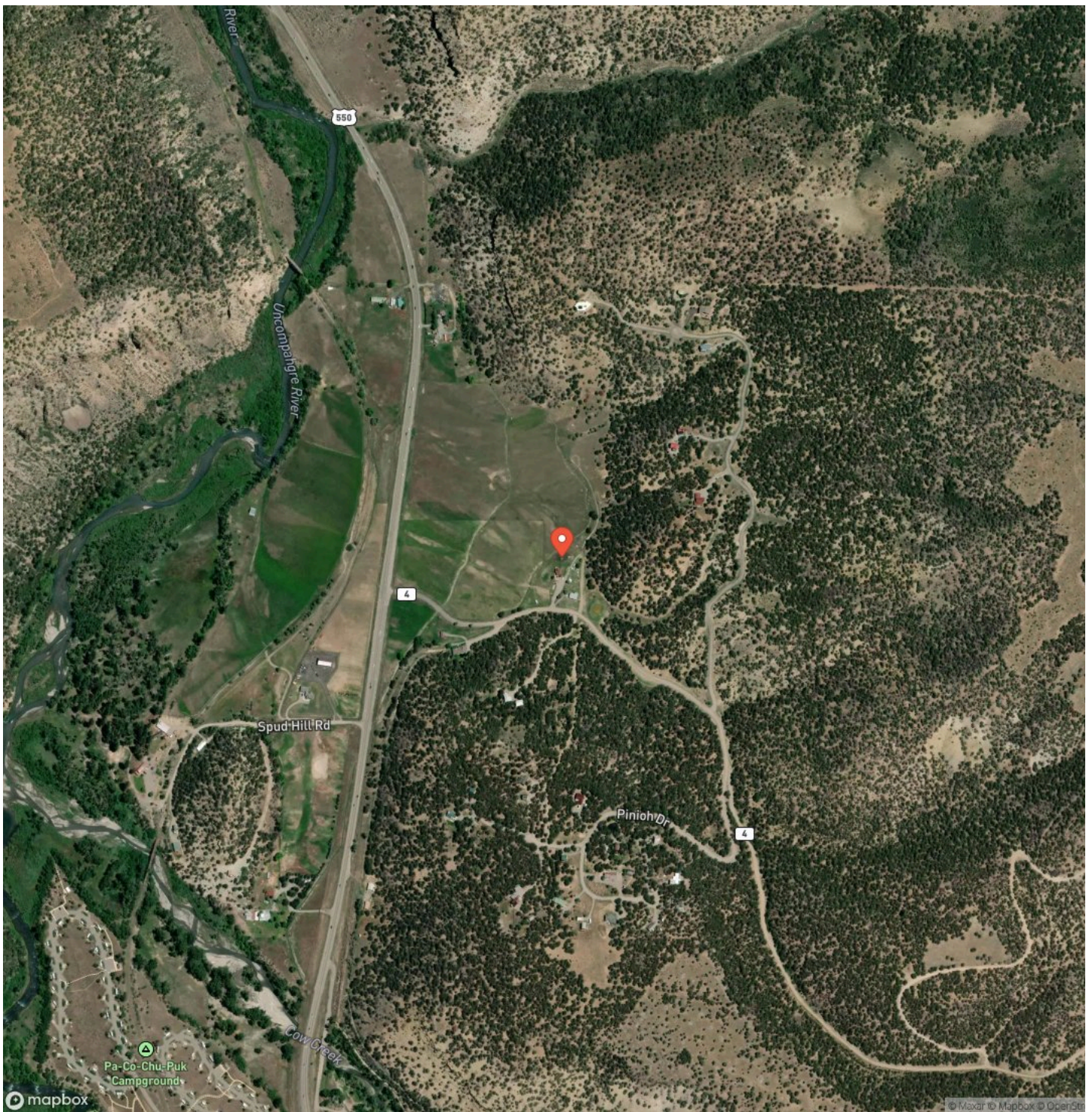
Locator Map



Locator Map



Satellite Map



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