

**AUCTION! Short Term Rentals and Guest Homes on
Country Acreage**
53374 Flight Trail
Olathe, CO 81425

\$999,999
40± Acres
Montrose County



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Olathe, CO / Montrose County**

SUMMARY

Address

53374 Flight Trail

City, State Zip

Olathe, CO 81425

County

Montrose County

Type

Residential Property, Business Opportunity

Latitude / Longitude

38.583591 / -108.089279

Dwelling Square Feet

4,860

Bedrooms / Bathrooms

8 / 8

Acreage

40

Price

\$999,999

Property Website

<https://aspenranchrealestate.com/property/auction-short-term-rentals-and-guest-homes-on-country-acreage/montrose/colorado/105285/>



AUCTION! Short Term Rentals and Guest Homes on Country Acreage Olathe, CO / Montrose County

PROPERTY DESCRIPTION

Link to [BID ON THIS PROPERTY](#)

Rare opportunity to acquire a fully turnkey four-cabin short-term rental compound in Olathe — being offered together at auction this month. The portfolio carries a three-year track record of verified Airbnb and VRBO income, with all financials documented through QuickBooks and available to qualified buyers under NDA. Notably, the seller has retained one of the four cabins for personal use during the most recent operating years, meaning new ownership steps into an established, income-producing operation with an immediate 33% revenue-expansion opportunity built in from day one. Diversified booking-platform exposure, proven seasonal demand, and operating expenses dominated by financing costs (which a cash buyer can eliminate entirely) make this a compelling acquisition for STR operators, 1031-exchange buyers, and lifestyle investors alike. Full income statements, transaction-level ledgers, and a four-cabin pro forma will be furnished upon execution of a non-disclosure agreement and verification of proof of funds. Serious inquiries only.

Four Modern Guest Homes on 40 Acres with Stunning Amenities

Set on 40.5± serene acres in Colorado's Western Slope, this exceptional property features four beautifully designed guest homes perfect for short-term rentals, multi-family use, or hosting guests in a peaceful country setting. Built in 2021 by renowned custom builder Kuboske Construction, these homes combine modern comforts with rustic charm, offering an ideal retreat just minutes from Olathe, Montrose, and Delta.

The homes are located on 40 acres on the southern end of the ranch, accessible via a scenic drive over a new bridge crossing the UUVUA canal. This private, peaceful location is ideal for guests seeking a country escape, yet remains close to amenities in nearby towns.

Key Features

- **Four Guest Homes:** Two floor plans-1,242 square feet and 1,188 square feet-each with 2 bedrooms and 2 bathrooms.
- **Proven Short-Term Rental Success:** These homes have been highly successful as short-term rentals, performing exceptionally well on platforms like Airbnb, benefiting from Montrose County's favorable short-term rental climate.
- **Modern Comforts:** Mini-split heating and cooling systems for year-round climate control.
- **Outdoor Relaxation:** Concrete patios with private hot tubs, fire pits, and beautiful views.
- **Utilities:** Tri-County domestic water taps, and individual engineered septic systems for each home.
- **Scenic Setting:** Situated on 40 acres with its own private access, including a newly constructed bridge over the UUVUA canal.

Colorado Guest Homes & Short Term Rental Property Highlights

Each home is thoughtfully designed with high-quality finishes and functional layouts. The two different floor plans provide comfortable living spaces, each featuring two bedrooms and two bathrooms. Open-concept kitchens and living areas make these homes ideal for relaxing or entertaining.

The outdoor spaces are equally inviting, with concrete patios overlooking the surrounding landscape. Each home is equipped with a private hot tub and a fire pit, creating the perfect spot for guests to unwind under the starry Colorado skies.

Montrose County & Short Term Rentals

Montrose County is known for its supportive short-term rental climate, offering a streamlined permitting process and a thriving demand for rural vacation properties. These guest homes have proven to be highly successful as short-term rentals, consistently delivering excellent occupancy rates and strong financial performance on platforms like Airbnb. The peaceful, private setting and modern amenities make these properties especially appealing to travelers seeking unique accommodations in a stunning Colorado location.

Utility infrastructure is top-notch, with Tri-County domestic water and individual septic systems for each home. There is a water sharing agreement to irrigate the landscaping from the UUVUA canal. The mini-split heating and cooling systems ensure energy efficiency and comfort in all seasons.

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

Whether you're looking to expand a short-term rental business, accommodate guests, or enjoy multi-family living, this offering is a rare opportunity. With their exceptional design, modern amenities, and proven rental income, these guest homes are a standout feature of the property.

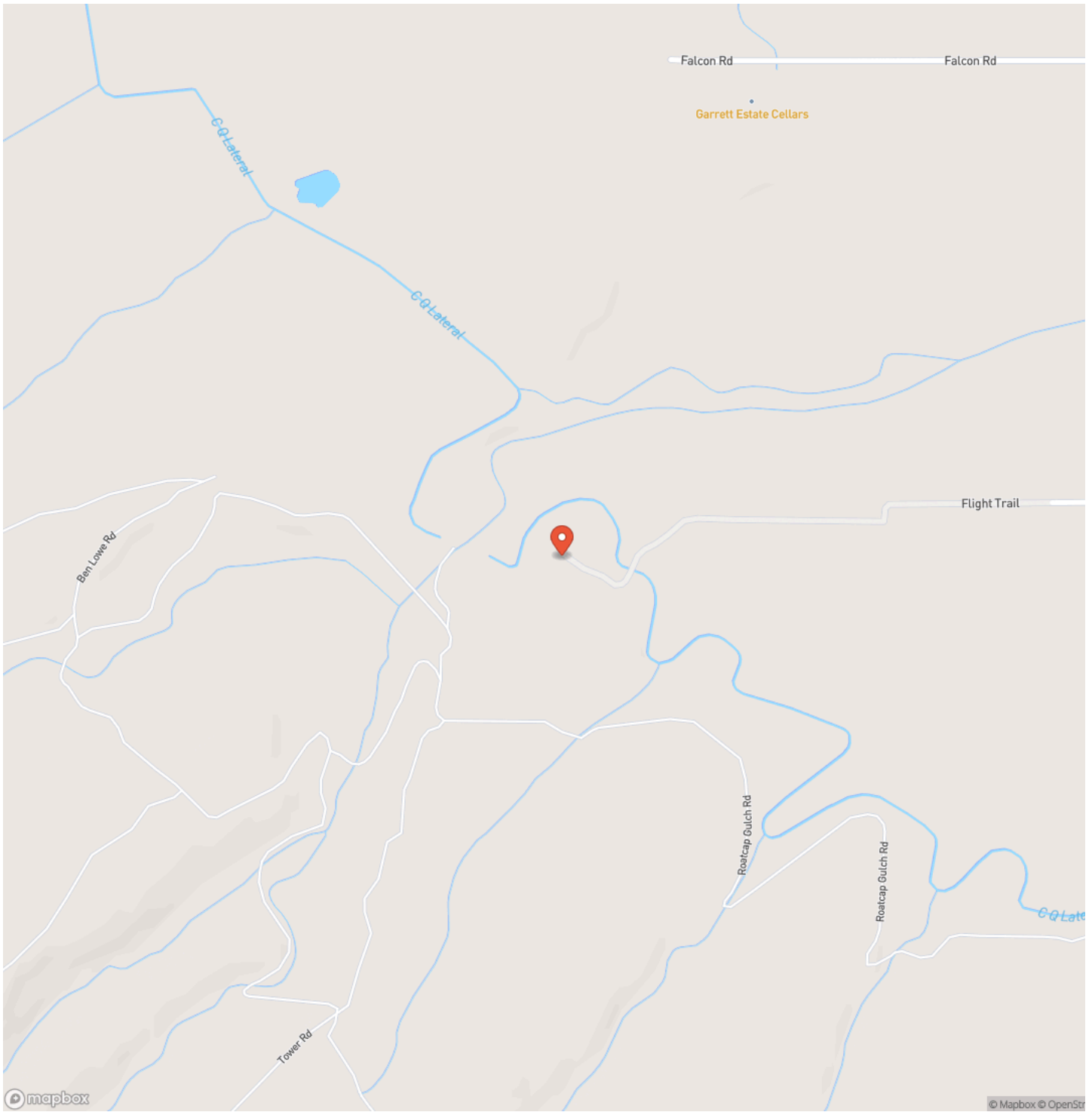
Schedule a showing today to experience these incredible homes and the surrounding 40 acres!

Link to [**BID ON THIS PROPERTY**](#)

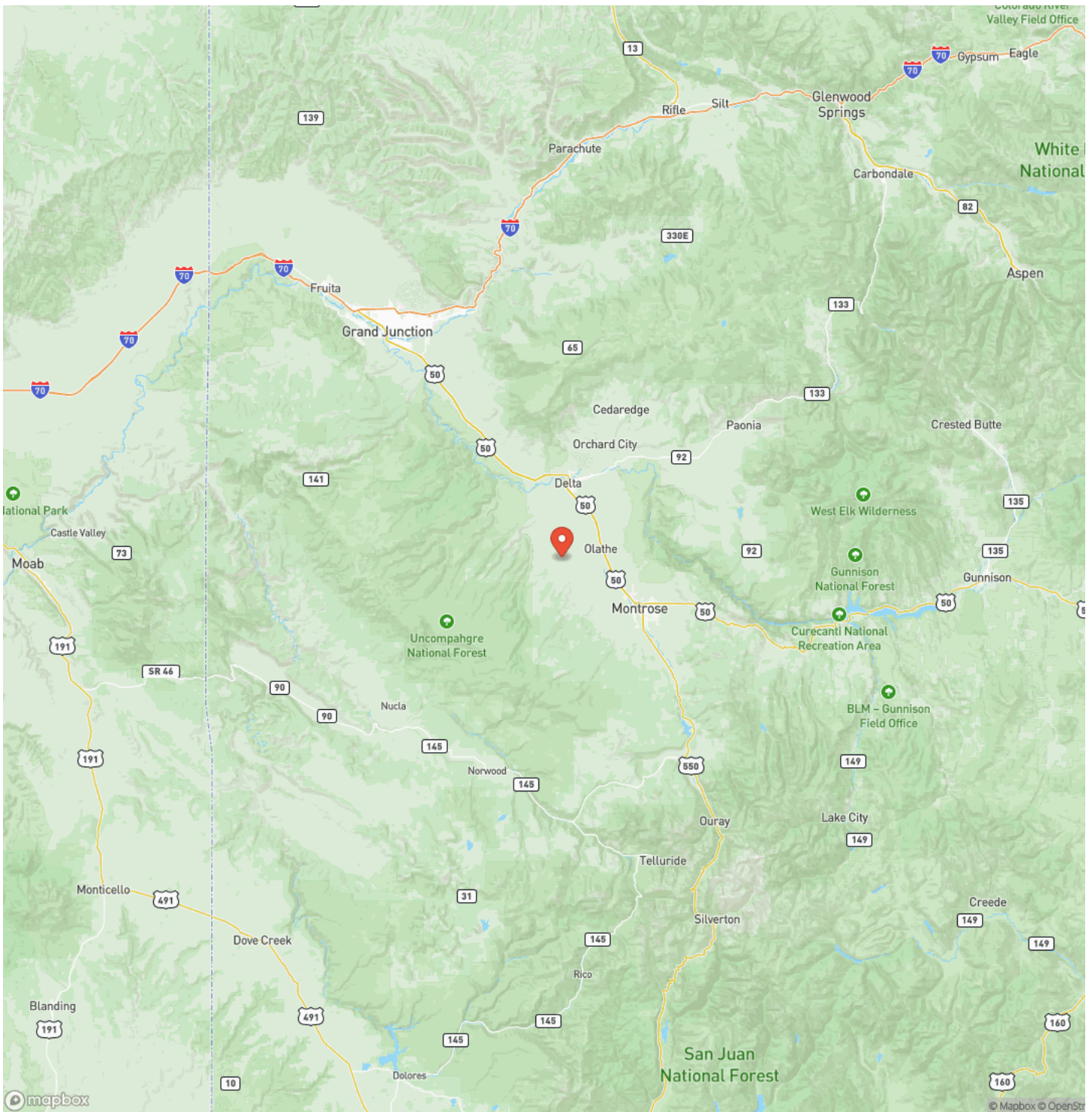
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Locator Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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