125 Pasture Place Lot 8 - 13.77 Acres
125 Pasture Place
Montrose, CO 81403

$450,000
13.77± Acres
Ouray County







MORE INFO ONLINE:

https://aspenranchrealestate.com/

125 Pasture Place Lot 8 - 13.77 Acres
Montrose, CO / Ouray County

SUMMARY

Address
125 Pasture Place

City, State Zip
Montrose, CO 81403

County
Ouray County

Type
Undeveloped Land

Latitude / Longitude
38.256345 / -107.753784

Acreage
13.77

Price
$450,000

Property Website
https://aspenranchrealestate.com/property/125-pasture-place-lot-8-13-77-acres/ouray/colorado/92510/







MORE INFO ONLINE:

https://aspenranchrealestate.com/

PROPERTY DESCRIPTION

125 Pasture Place – Irrigated Acreage and Building Site Near Ridgway, Colorado

Located just north of the Ridgway Reservoir in *The Ridge* subdivision, this **13.77-acre property** combines irrigated hay ground with an elevated building site—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

- **13.77 total acres** in The Ridge subdivision
- Approximately **9 acres of irrigated hay land** served by the Hayes-Teague Ditch
- **4.5-acre elevated building site** with panoramic views
- **Tri-County Water tap 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.








MORE INFO ONLINE:

https://aspenranchrealestate.com/

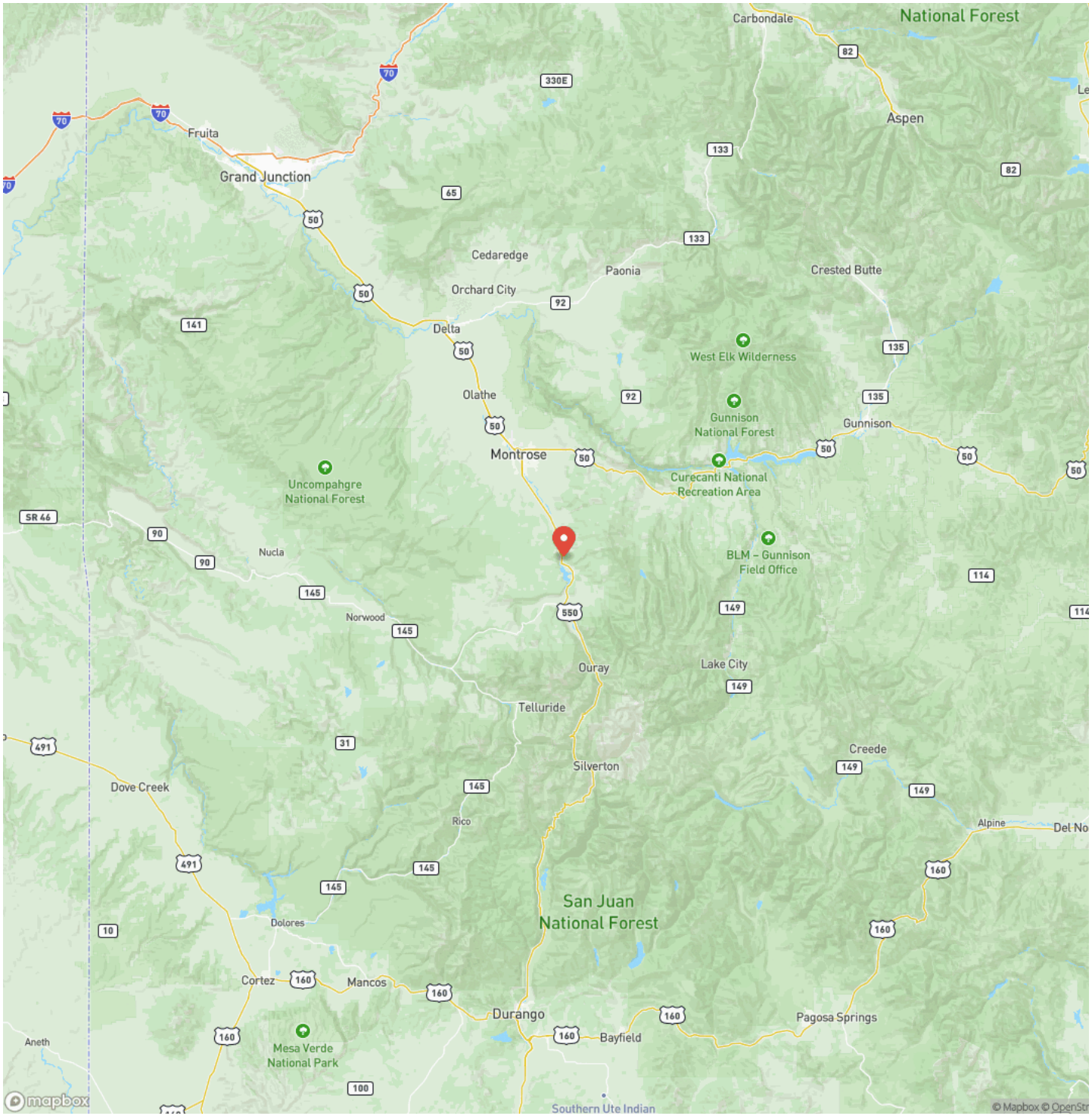
Locator Map



MORE INFO ONLINE:

https://aspenranchrealestate.com/

Locator Map



MORE INFO ONLINE:

https://aspenranchrealestate.com/

Satellite Map



MORE INFO ONLINE:

https://aspenranchrealestate.com/

LISTING REPRESENTATIVE

For more information contact:



Representative
Gary Hubbell

Mobile
(970) 872-3322

Email
grandviewranch@gmail.com

Address
31428 Highway 92

City / State / Zip
Hotchkiss, CO 81419

NOTES

NOTES

MORE INFO ONLINE:

https://aspenranchrealestate.com/

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

United Country Colorado Brokers
32145 L Road
Hotchkiss, CO 81419
(970) 250-9396
https://aspenranchrealestate.com/