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## UNCOMPAHGRE RIVER FARM MONTROSE, COLORADO | \$2,995,000



### EXECUTIVE SUMMARY

Located just minutes away from downtown Montrose, this attractive 105± acre property is a private oasis featuring numerous ponds, river frontage, mature cottonwoods and productive hay meadows. The 2,500± square foot main residence is beautifully sited on the edge of the largest pond, with outdoor entertaining and relaxing spaces taking full advantage of the setting. An adjacent one-bedroom guest house contains a three-car garage and a large upper-level home office, plus an additional five-bay toy garage that has plenty of vehicle and gear storage. Equestrian facilities encompass ten stalls in a covered building, four large turnouts with automatic waters, and a riding arena. The river bottom pastures are fenced, and grass hay is produced on 65± acres of excellent fields irrigated with historic water rights. Adding versatility to this estate is a modern office building spanning 2,800± square feet, including a reception area, conference room, ten separate office spaces and restrooms. The property also has an additional 5,720± square feet of shop/warehouse space that could be converted into numerous other uses.



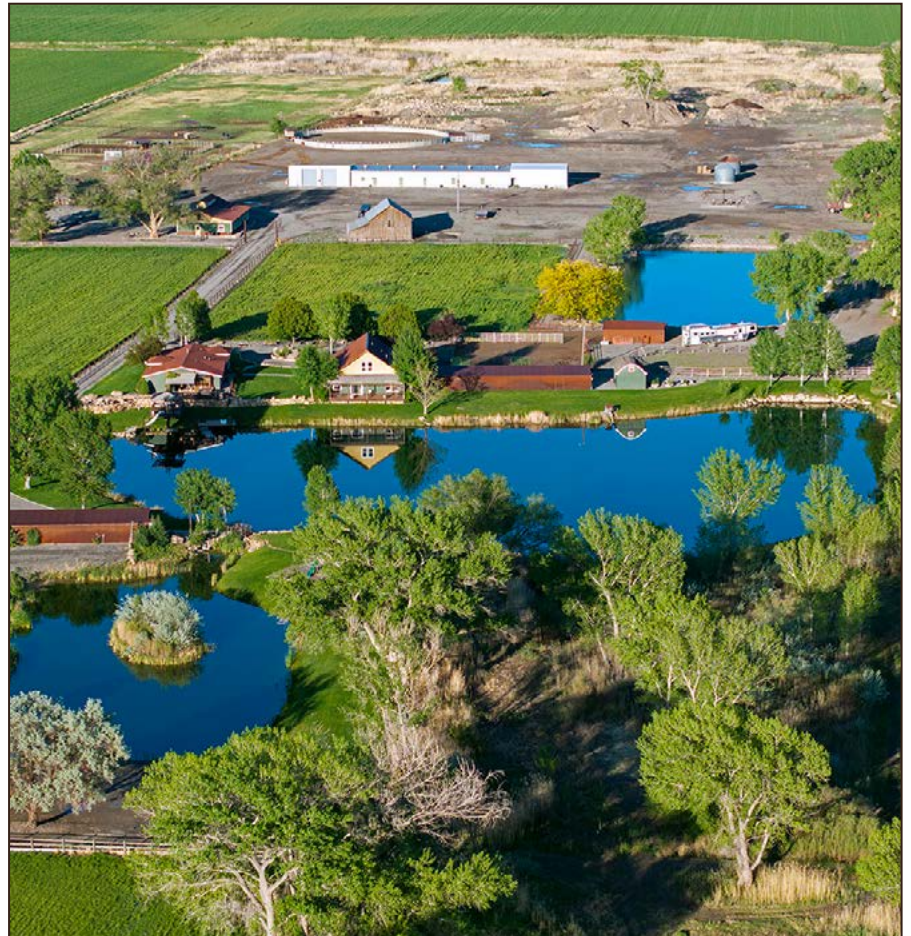
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Whether trying to land an oversized bass, sitting by the river around a custom fire pit, or cooling off in the heat of the day by zip-lining into the clear, cool pond waters, there is no shortage of things for family and friends to do. Located at 5,580 feet, the property features a low elevation and mild climate, yet is surrounded by easily-accessible mountain playgrounds and has distant views of some of the highest peaks of the San Juan Mountains. With a population of approximately 20,000, Montrose is large enough to have everything, but still an appealing small community. Montrose Regional Airport features commercial service as well as an Atlantic Aviation FBO. The world-class resorts of Telluride and Crested Butte are within 90 minutes of the property.

Offered in cooperation with Joseph Garcia of Coldwell Banker Mountain Properties.



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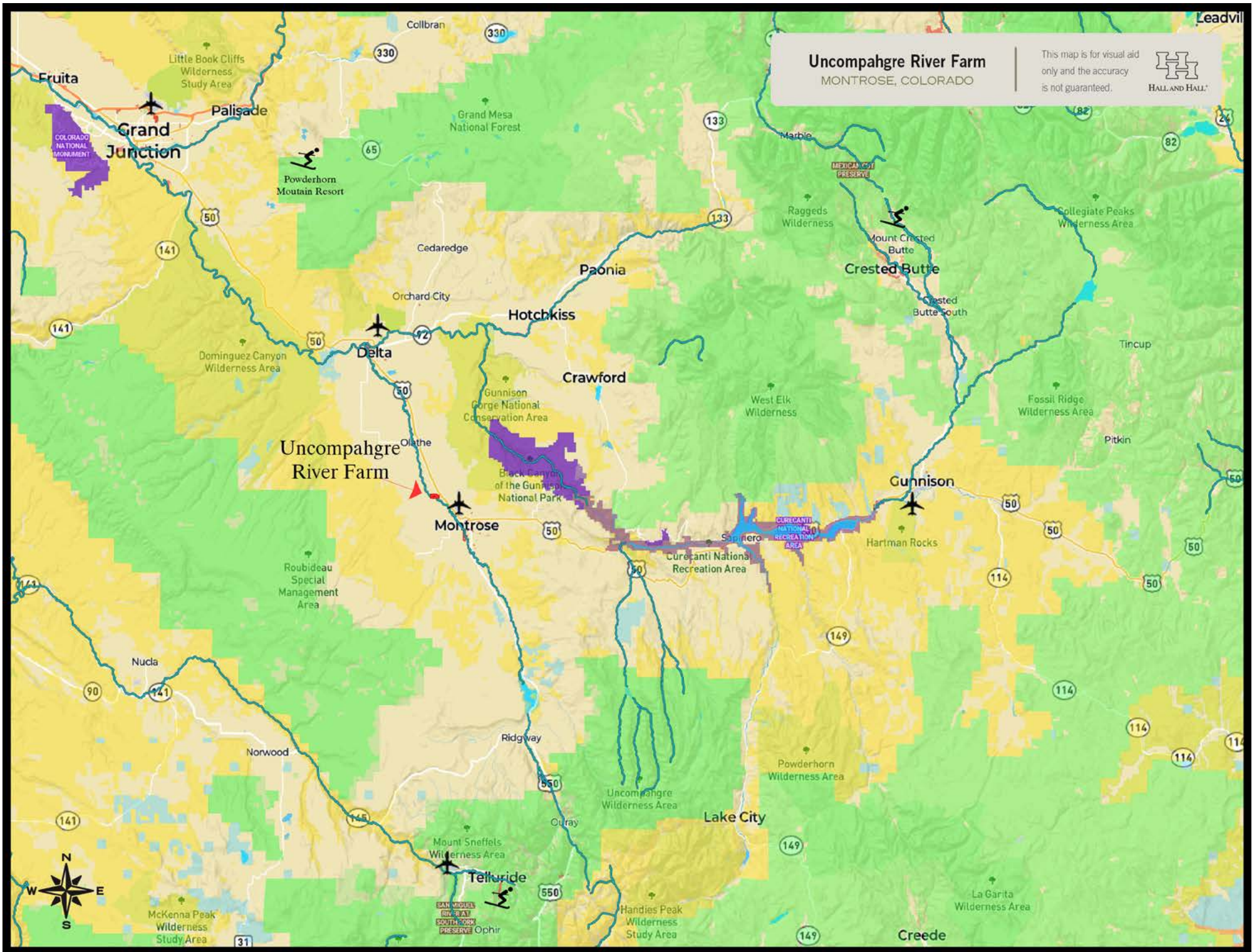
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**Uncompahgre River Farm**  
MONTROSE, COLORADO

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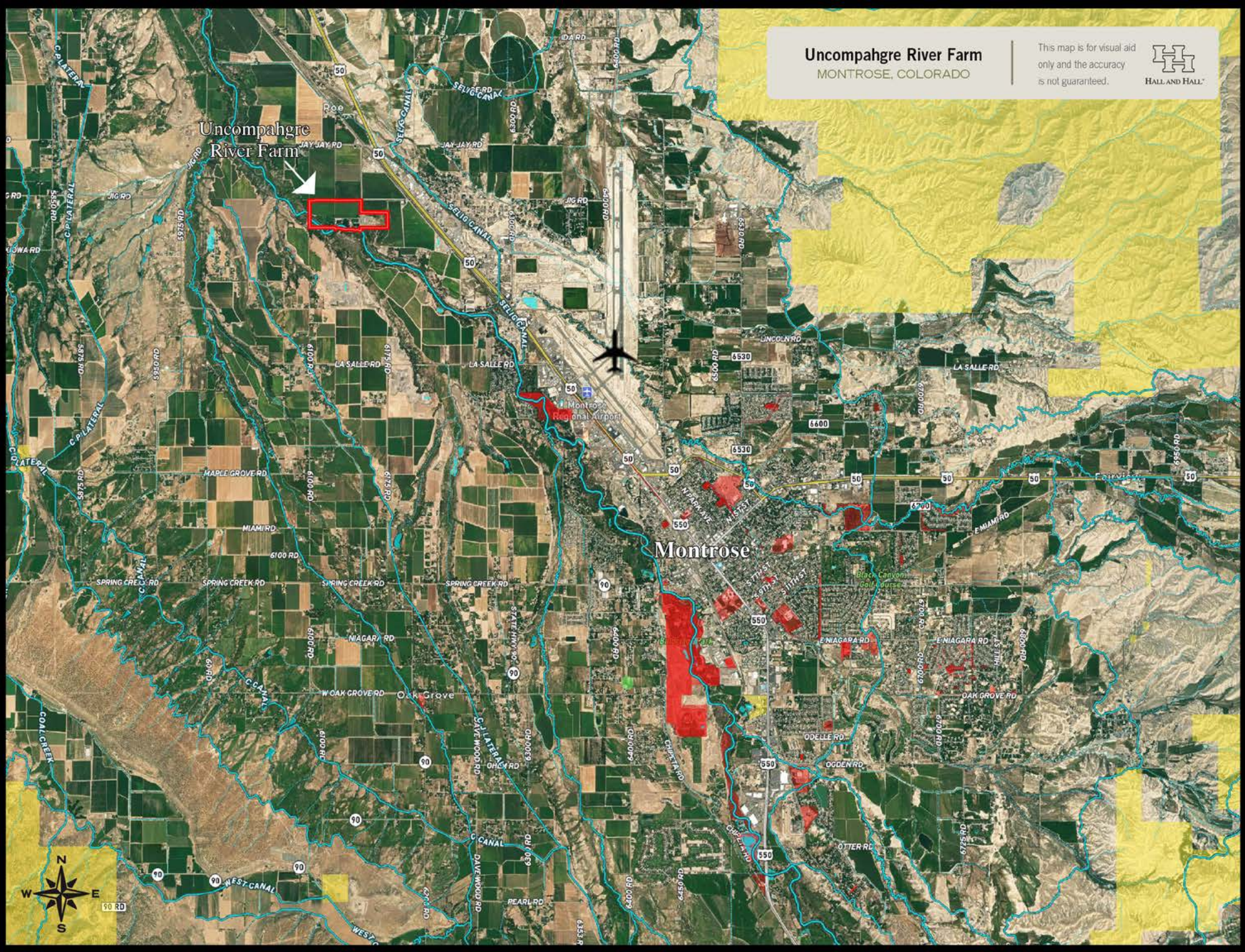
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Uncompahgre River Farm

Montrose

Montrose Regional Airport

