



Tailwater Ranch Cimarron, CO

320 Total Acres ~ 200 Irrigated Acres ~ \$4,394,000

This picturesque property is truly a breathtaking site in the Western Colorado landscape.

This fully functional ranch is 320 acres of Colorado mountain wilderness and grazing lands.

With the full irrigation rights, and ponds, you have plenty of water for all your needs. You can have cattle, sheep, horses and raise hay/alfalfa.

Private and secluded with no neighbors.

Tail Water is about 20 minutes drive to all the amenities of Montrose.

There is adjoining BLM land.

3,148 square foot home including 3 Bedrooms two Bathrooms and 3 Car garage.

Historic ranch along with several outbuildings, horse stalls and fenced pastures.



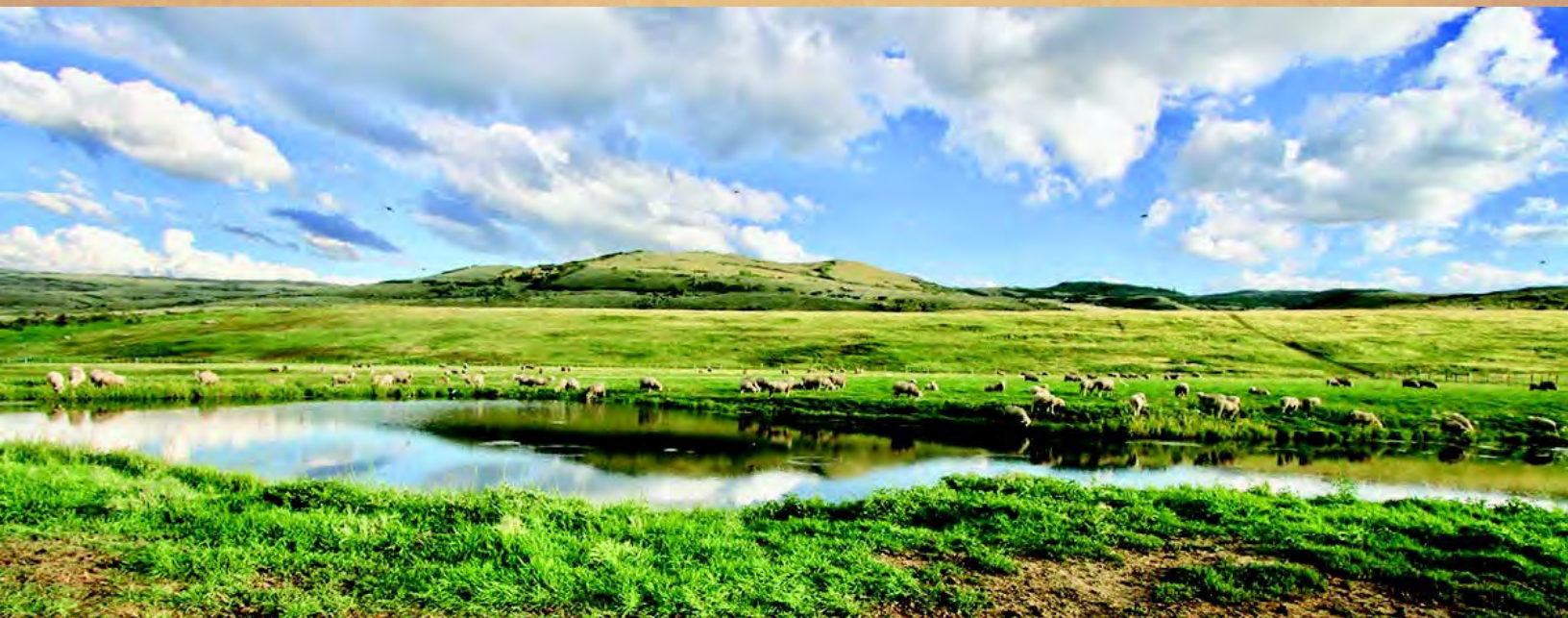
Kari Girard & Chase Girard

| Phone | 970-626-9700 |

Find us at PonderosaRE.com

| 565 Sherman St. #2, Ridgway, CO 81432

Visit Tailwaterranch.com for more information



Tailwater Ranch – a piece of Colorado Paradise! This picturesque property is truly a breathtaking site in the Western Colorado landscape.

This fully functional ranch is 320 acres of Colorado mountain wilderness and grazing lands. With the full irrigation rights, you can have cattle, horses or raise hay/alfalfa.

Private and secluded with no neighbors and no noise, you are just about 20 minutes drive to all the amenities of Montrose. There is adjoining BLM land as well!

This property is a great opportunity to have a guiding business – whether it be hunting or fishing, you have both in this area.

The 3 bedroom home is nice and cozy with luxury extras. Relax on the porch with a glass of wine or a cold beer while you watch the deer right in front mosey along grazing for dinner. Wildlife galore!

If you love outdoor activities, this is the place. Blue Mesa, Black Canyon of the Gunnison, Cerro Summit and the Cimarron Mountain range are all right within a few minutes' drive from your home hear.

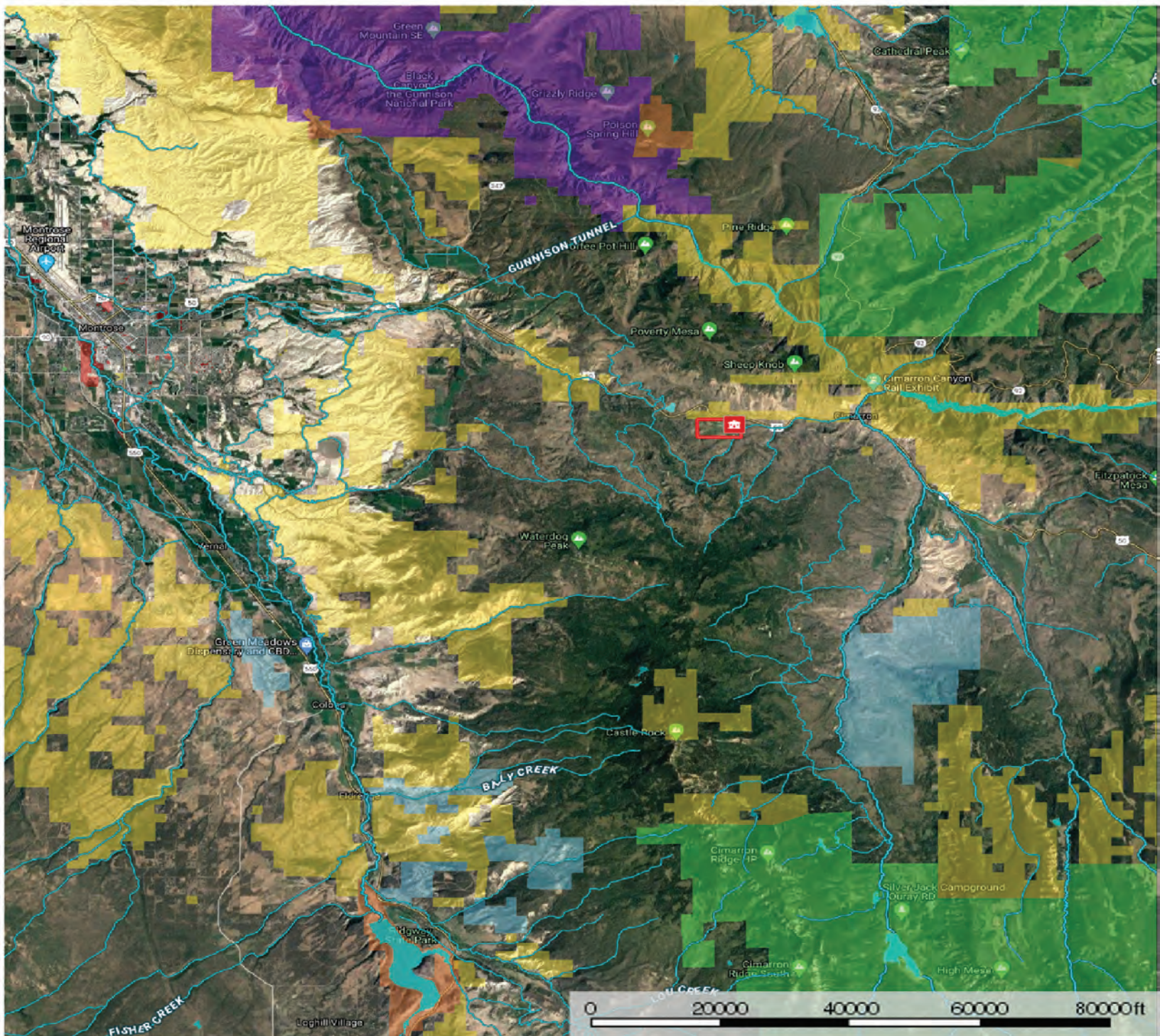
You can enjoy year round fishing, hiking, snow shoeing, cross country skiing, horseback riding, four wheeling, climbing, snowmobiling and soooo much more!! Being in the foothills of the Cimarrons, you will probably get a white Christmas every year.

You get the historic ranch along with several outbuildings, horse stalls and fenced pastures.

This is a gem and the location is a dream spot. Schedule to see this one today!!



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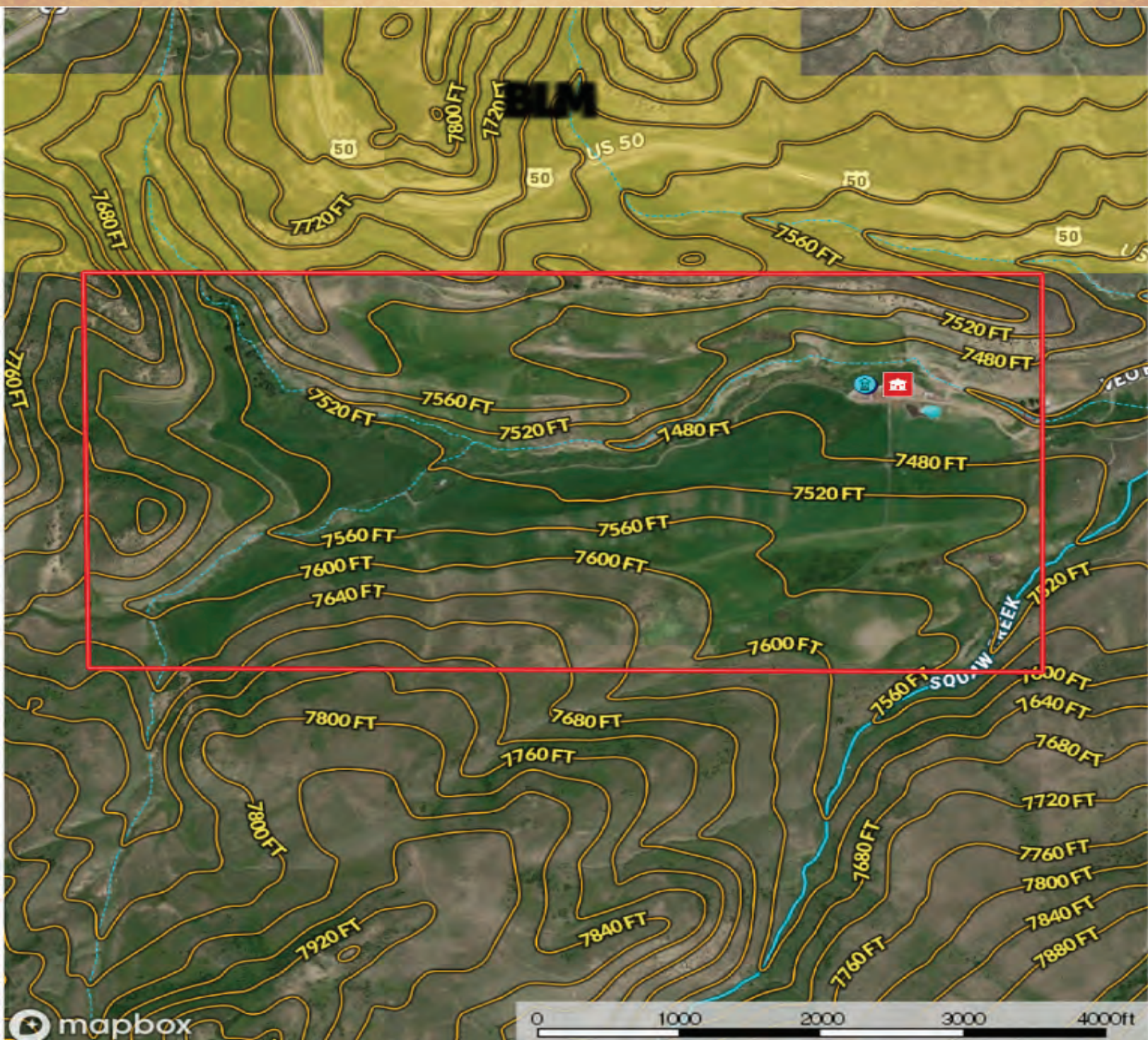
Area Map



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Areal Plat/Topo Map



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Local Activities

- <https://www.visitmontrose.com/outdoors/black-canyon-national-park/>
- <https://ridgwaycolorado.com/>
- <https://www.tellurideskiresort.com/>
- <https://www.ouraycolorado.com/>
- <https://www.visitmontrose.com/>
- <https://www.thebluemesa.com/>
- <https://www.visitmontrose.com/outdoors/activities/fishing/>

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for more information on the Ranch



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