

Roscoe's Ranch

204.73 Acres

Montezuma County, CO

\$1,300,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road

Boating/Sailing/Rafting
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Food Plots
House/Cabin
Hunting - Big Game, Predator/
Varmint & Small Game
Income Producing
Off Grid Power
Outbuilding/Barn/Shed/Shop
Propane
Skiing/Snowmobiling/Snow Sports
Solar
State Hunting Unit: BGU 72

Land Details

Address: 18606 Rd Z,
Yellow Jacket, Colorado 81335, USA
Total Acres: 204.73
Deeded Acres: 204.73
Zoning: Ag
Elevation: 6,900
Estimated Taxes: \$151 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 2,600
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Basement: None
Parking Types: Attached Garage & Driveway
Outbuildings: 1
Other Improvements: Shop/Garage
Fence Type: Fenced and Cross Fenced
Heating Systems: Wood Stove



Property Summary

Price Reduction! Welcome to Roscoe's Ranch, this beautiful brand new 100% off grid 2,600 sqft ranch style home with a 1200 sqft shop on 204+/- acres is now completed after years of a meticulous detailed build out and just as solid as they come to last a lifetime. The owner is offering financing at 0% for the first year and incredible terms after that. Incredible...





Land

Ranchers, Farmers, Hunters, Equestrians, or those who just want to be left alone and don't want to ever rely on the grid.

Welcome to Roscoe's Ranch, this beautiful brand new 100% off grid 2,600 sqft ranch style home with a 1200 sqft shop on 204+/- acres is now completed after years of a meticulous detailed build out and just as solid as they come to last a lifetime. This custom ranch home is a 3 bd 2.5 bath plus an office located in the rich red soil of Yellow Jacket, CO. With some of the best dry land farming in all of CO, this ranch is ready for livestock or growing your favorite crops. It's ready for you to create whatever you like it's an open canvas. One of the things I loved personally most about this property is it sits in the natural migratory path for the elk and deer. That picture I have posted was the largest herd of Elk I know of with 500 plus Elk crossing the ranch. It is just a beautiful experience that the owner says is very common to see on the ranch, absolutely incredible !! The ranch has many upgrades with cotton wood trees that have been planted in the front of the home and several other plants. Water is in abundance.

Improvements

The custom home features 24 solar panels with 6000 watts of power with a 12,000 watt inverter leading into a 1050 amp power battery bank, also with a full solar well and a 1000 gallon water tank with automatic water troughs for all your livestock needs. If that's not enough, the home also has a military grade 10,000 watt backup diesel generator featuring a 500 gallon diesel tank to make for an easy and fast fill of your generator. So when the city, the town, or the state loses power and they will, your lights will always be on and your house will stay warm in any situation. It does not matter what is happening with the outside world, your family will have no worries. For your heat, the home has 2 propane gas stoves with a 500 gallon propane tank and also has 2 pellet burning stoves so your family stays nice and warm and no worries of EVER of losing power. That really is a nice comfort that I think we all should have.





Improvements

The home was just completed this May. Inside you will find a large open floor plan with bright natural lighting, custom acid stained low maintenance concrete floors for easy clean up and a great mudroom. The interior walls of the home are covered in gorgeous light Aspen wood and the kitchen cabinets are hard oak. The kitchen counter tops are custom made from a hickory and cherry wood mix with a bar top finish built to last and built to stay looking new year after year. The master bedroom is large and has a barn door slider leading into the bath with a walk-in closet and a fully tiled walk in rain shower. You will not run out of hot water as there is a tankless on demand water heater, take as long and as hot of showers as you like and don't worry about the electric or water bill, as there is NOT one! The cost to run this entire ranch is less than \$300 a year !!! Add up what you are paying for all of your utilities per year, plus add your water and then you have that cost forever. Imagine having ZERO utilities bills, zero water bill, FOREVER and that is a huge savings!! The other 2 bedrooms both have large armoires' that are used as closets and will stay with the house. In addition, attached to the house is a 1200 sqft 30 x 40 shop/garage with 220 volts for powering all your tools, and has a lot of light. The porch wraps around the front and side of the home providing plenty of shade, with views of the Ute Mountains, and is made of concrete with steel beams that will outlast all of us. Built as solid as they come and will last and last.

When sitting on your porch the current owner has a really nice shooting range set up and is just so much fun for you and the family. Just shoot off your own porch while sitting in your favorite chair.

Recreation

The land itself has some grass planted already for your cattle, horses, sheep, you name it, but is ready for whatever crop you would like to grow or livestock you choose to raise. All +/-204 acres are 100% fully fenced and cross fenced into 4 pastures with 200k spent just on fencing and that is not an easy job, so check that box off and the fence is as tight as you can get. The ranch also qualifies for a landowner Mule Deer tag (always checks regs) BGR 72 and OTC elk tags with huge herds of elk crossing the ranch or coming to eat the grass, at times 500 plus Elk can be seen on the ranch. Also you are a short ten minutes on to the Dolores River that offers great fishing for the family or just good fun.





Water/Mineral Rights & Natural Resources

Solar wells and they are also frost free water troughs.

Region & Climate

Yellow Jacket has a very mild winters.

History

Great Location! Only 12 miles from Cortez, CO and less than 10 minutes from the Dolores River or the McPee Reservoir for boating and great fishing, which is also accessible via dirt roads on your side by side or favorite horse.

There is a large solid metal pipe solar gate (automatic) when you enter the ranch with a long graded driveway. The ranch features 5 metal piping corrals plus an alleyway and they are built to last and no cribbing and has a horse shelter to keep the horses out of the elements. The corrals also feature a convenient semi or stock trailer load out and squeeze shoot for your cattle. The 14 x 16 tack room is also solar and is fully insulated to stay cool in the summer and warm in the winter to help protect all your tack from drying out. There is a great road system that covers the entire ranch for easy access and lots of gates for simple pasture rotation. Roscoe's Ranch is ready for you to use your imagination to create your own vision. The hard work is already done, now just add your own personal finishing touches.

Location

204 +/- acres flat to rolling hills and is a short drive to Cortez, Dolores and Dove Creek and one hour to Durango and Telluride. Both Durango and Telluride offer world class skiing.

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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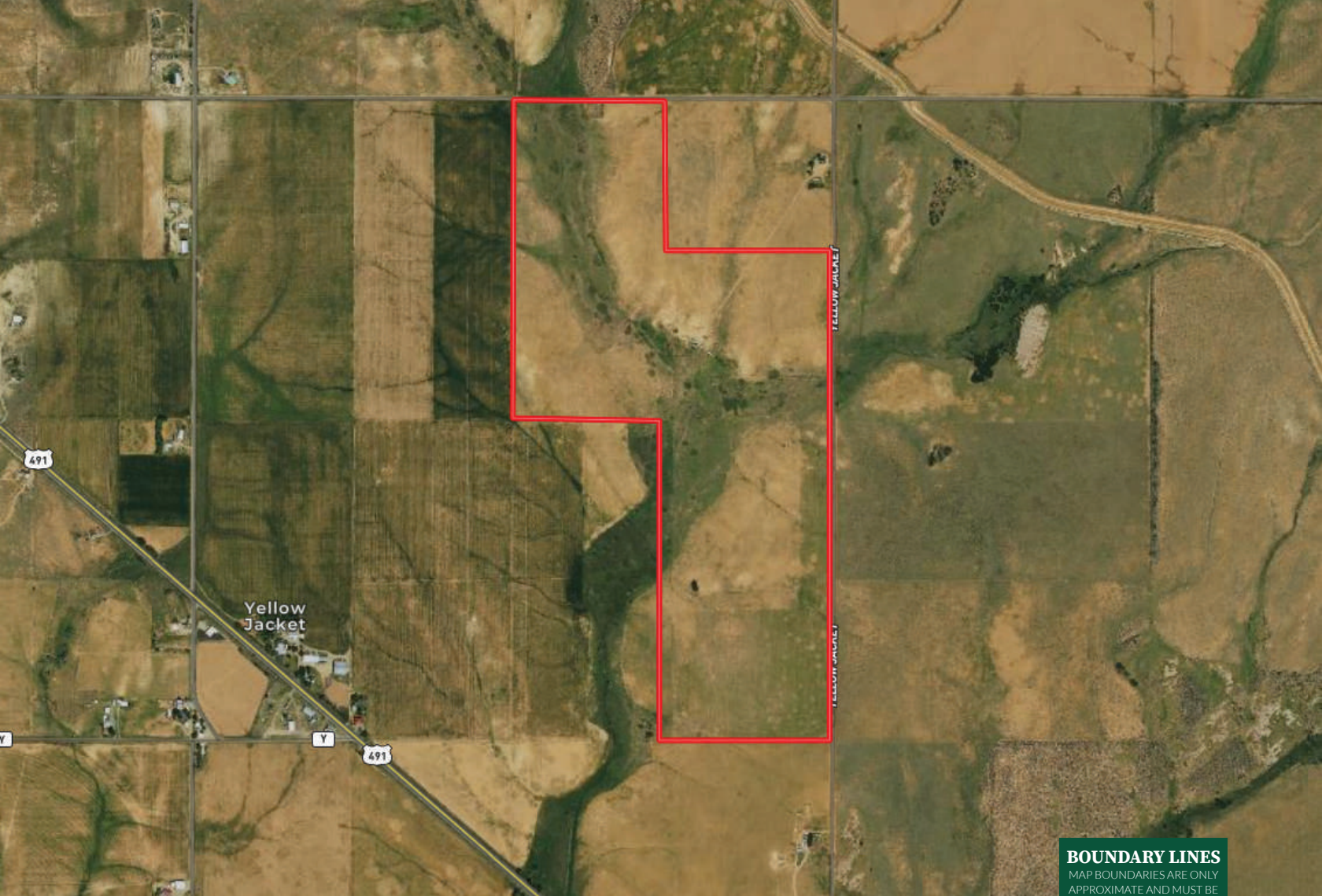


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials

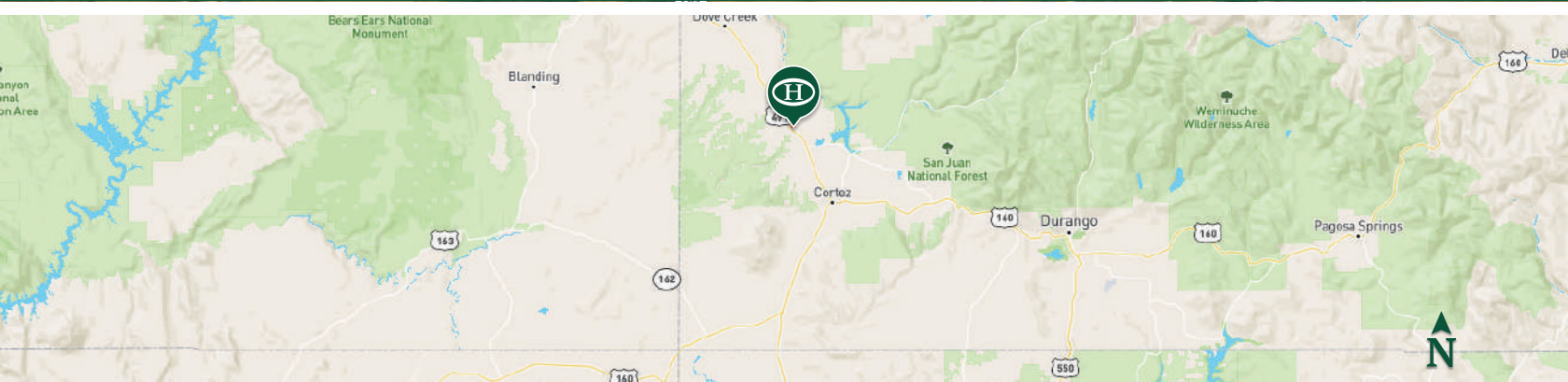




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



Mark Vansidener

📍 Broker Associate, Licensed in CO

✉ Mark@HaydenOutdoors.com

📞 808.217.5473


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