

Molina Acres

35.00 Acres

Mesa County, CO

\$285,000



HAYDEN  OUTDOORS.

Molina Acres

TOTAL ACRES:

35.00

PRICE:

\$285,000

COUNTY:

Mesa County

CLOSEST TOWN:

Molina, CO

Activities & Amenities:

ATV/Off Road
Borders Public Lands
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Skiing/Snowmobiling/Snow Sports
Stream/River
Wooded
State Hunting Unit: 421

Land Details:

Address: 10507 52 1/2 Road,
Molina, Colorado 81646, USA
Closest Town: Mesa
Total Acres: 35.00
Deeded Acres: 35.00
Source of lot size: Assessor/Tax Data

Building Details

Basement: None
Parking Types:
Driveway
Other Improvements: Improved
Driveway and Road Access

About This Property

35 acres close to the town of Mesa with nearly endless Bookcliff and mountain vistas. Borders BLM. Great potential building site on a flat parcel with sun in the morning and in the beautiful shadow of wooded hillside in the evening. Easy access on an improved driveway that leads all the way down to therein road. A small stream runs through the property, which helps bolster the wildlife population of deer, elk, bear, mountain lion, and more.

Land

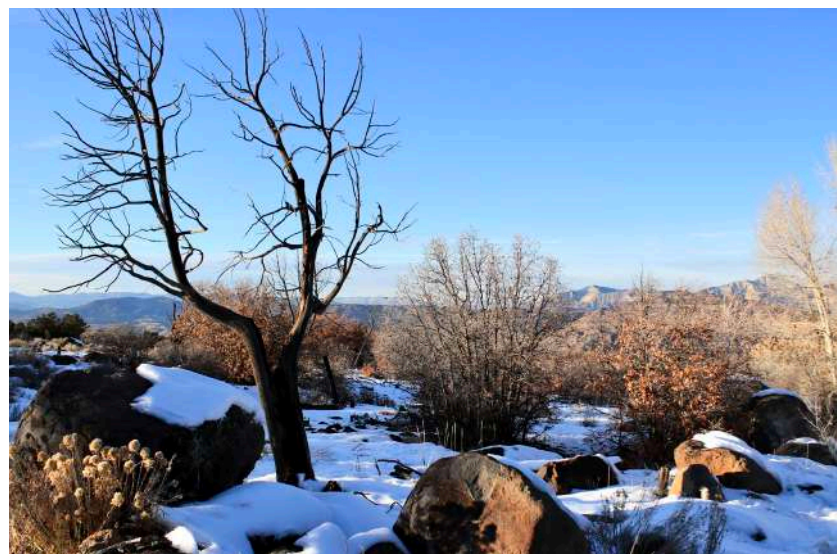
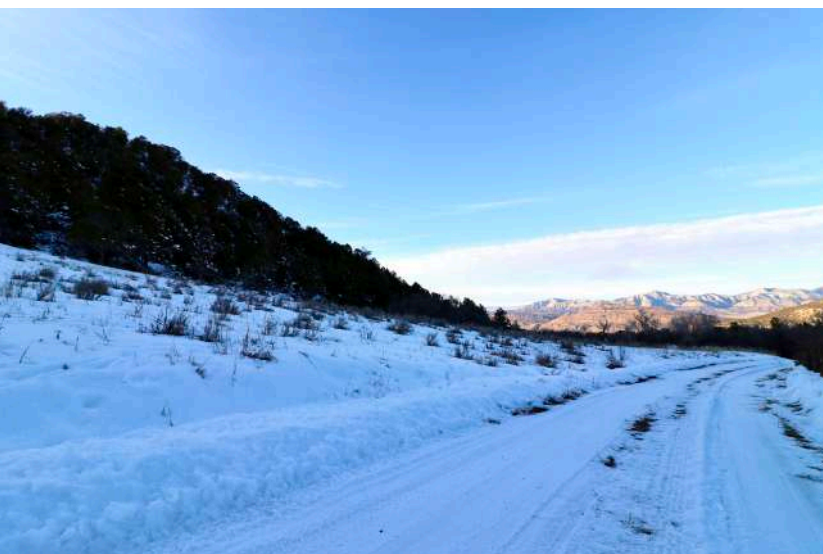
35 acres; flat ground and sloping hills; juniper, scrub oak, and cottonwood trees; a variety of native grasses; stream.

Improvements

Improved driveway; electrical power pole nearby.

Recreation

Opportunities for skiing, fishing, hunting, hiking, camping, and boating abound all along the Grand Mesa, which boasts over 300 lakes and a wide variety of exploration opportunities.





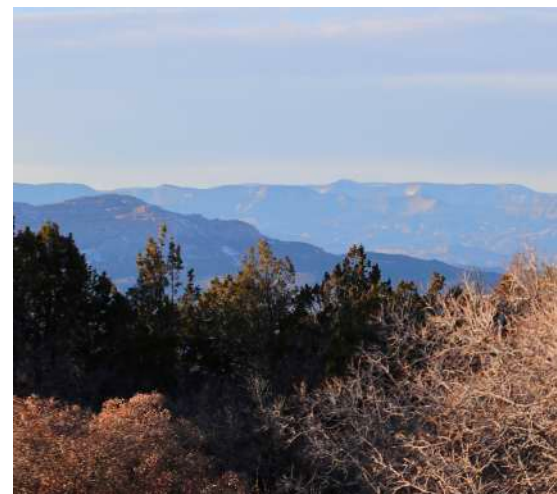
Region & Climate

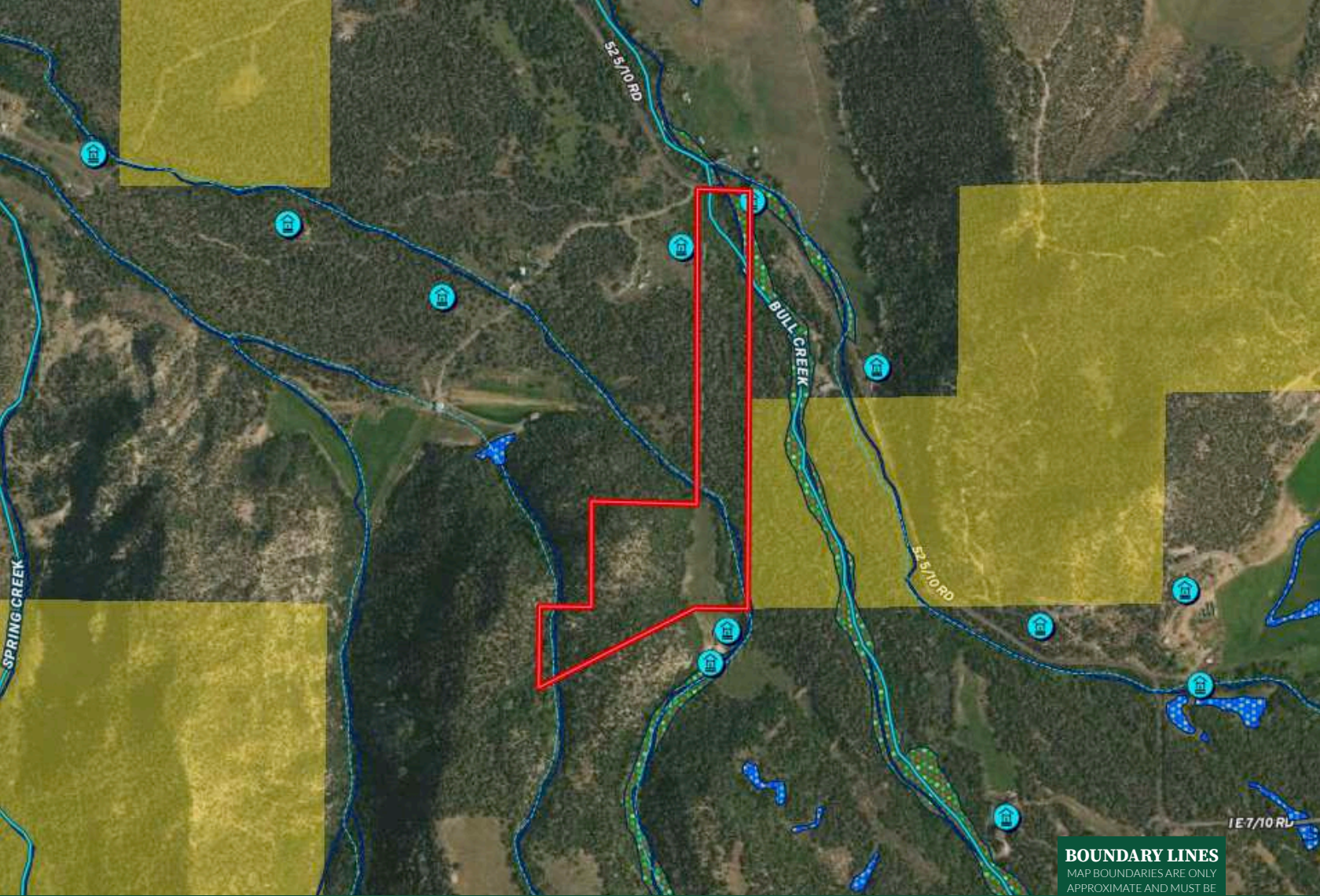
Climate on Grand Mesa varies by elevation. This property, which is relatively lower in elevation, tends to be a bit warmer and receive less precipitation than at the top of the Grand Mesa, which rises to nearly two miles above sea level.

Location

About 30-minute drive to Grand Junction, which has the nearest commercial airport and all manner of amenities including shopping, lodging, entertainment, medical, educational, and technological infrastructure.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*








 Boundary  Water Well  BLM

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



Tony Stolarczyk

-  Licensed in CO
-  TonyS@HaydenOutdoors.com
-  970.765.4427


**HAYDEN
OUTDOORS.
REAL ESTATE**

