

# Skyway Ranch

59.15 Acres

Montezuma County, CO

\$750,000



HAYDEN  OUTDOORS.



# Skyway Ranch

TOTAL ACRES:

59.15

PRICE:

\$750,000

COUNTY:

Montezuma County

CLOSEST TOWN:

Dolores, CO

## Activities & Amenities:

ATV/Off Road  
Campground  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Food Plots  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Pond/Lake  
Skiing/Snowmobiling/Snow Sports

## Land Details:

**Address:** 28631 Road T.5, Dolores,  
Colorado 81323, USA  
**Closest Town:** Cortez  
**Total Acres:** 59.15  
**Deeded Acres:** 59.15  
**Zoning:** Ag  
**Elevation:** 6900  
**Estimated Taxes:** \$23.28 - 2025  
**Source of lot size:** Assessor/Tax Data

## About This Property

Welcome to "Skyway Ranch" this 59.15 +/- acre ranch is for sale for the first time in over 100 years and sits right at the very busy corner of Hwy 184 and Hwy 145 (Highway frontage on 2 sides) less than 1 minute to Dolores, CO. Absolute prime location! Power and water are available.

## Land

This 59+/- acre lot, sitting at the perfect location, can go in several different directions. The property is currently zoned Ag/Industrial offering an extremely low tax bill of \$24 dollars annually (2025) Two building sites have been identified if building a residential ranch with incredible views and a spring fed pond with a perfect location to town is what you are looking for. I believe this location would also be the perfect commercial/retail location as it sits on the corner of 2 major highways with power and water on the property. If you're traveling to or from Durango, Telluride, Cortez, Mancos, Dove Creek or Utah. you probably would pass right by this ideally located property. A large part of the property is flat with some rolling hills and would be ideal for a developer and their vision.

## Improvements

The entire property is fenced, power and a water tap are available and 2 building sites have been identified. There is also a spring fed pond.







## Recreation

Skyway Ranch is right across the highway from the McPhee Reservoir, the second largest body of water in Colorado. McPhee Reservoir offers great boating, hiking, lakefront camping, excellent fishing for walleye, small and large mouth bass, rainbow trout, crappie, pike, perch and beautiful Kokanee salmon. Also, just minutes away, is the Dolores River, which is 241-miles long. The Dolores River offers great fly fishing, riverfront camping, kayaking, canoeing, rafting, or take a long float trip and just enjoy the natural beauty, peace and quiet and sounds of the river. For the hunters, Dolores is surrounded by National Forest (1.8M acres) and Colorado offers OTC elk tags for 2nd and 3rd rifle (always check regs). If you love skiing what a perfect location as Purgatory Ski Resort (Durango) is 37 miles away and Telluride is just 60 minutes away with some of the best skiing you can find and one of the prettiest drives I know of. Some of the other top attractions in the Dolores area are "The Canyons of the Ancients" to explore the ancient ruins, Mesa Verda National Park is a short 20 min away, the Anasazi Heritage Center is a extremely popular stop and The Circle K Guest Ranch for horseback riding along the river and into the miles and miles of National Forest. Dolores is a year-round recreational paradise that can offer everyone a little something special.

## Agriculture

There is a spring fed pond on the property.

## Location

Durango, CO, only 37 miles away, offers an airport with nonstop service from Dallas-Fort Worth, Denver and Phoenix, with seasonal nonstop service available to Houston. There's a new hospital, a Wal-Mart, Home Depot, Tractor Supply, Basin Coop, 135 +/- restaurants, Fort Lewis Collage and Purgatory Ski Resort. Cortez is just 20 minutes away Telluride is approximately 1 hour away and both have airports.


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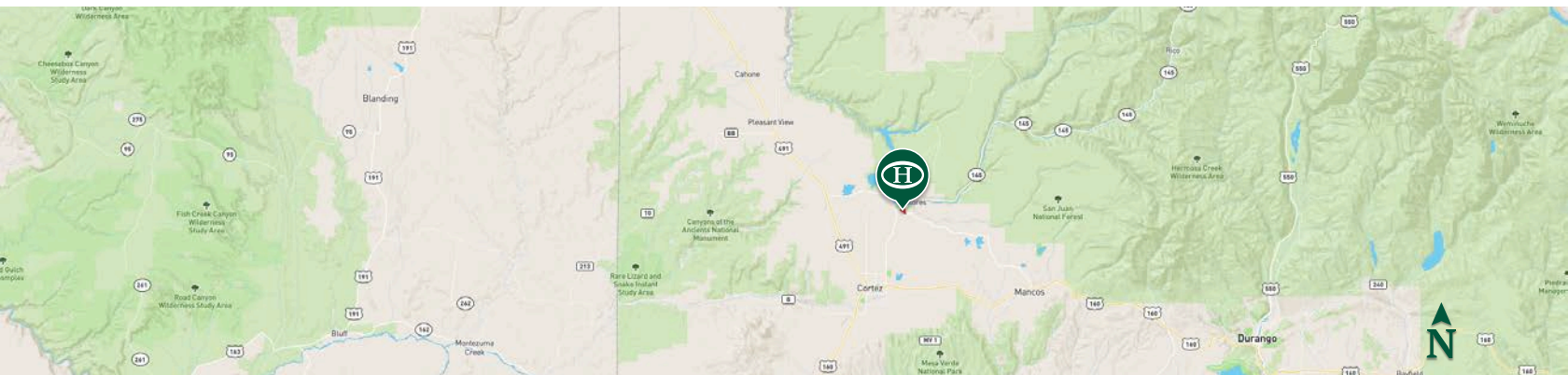






**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY  
 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.

 Boundary






# HAYDEN OUTDOORS.





FARM, RANCH & RECREATIONAL REAL ESTATE



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