



Circle H Ranches Montrose, CO

360+/- Total Acres ~ \$3,150,000 /-

Circle H Ranches now available! This 360 acre ranch is a working cattle ranch and located within the City of Montrose city limits. The ranch boasts 107.32 irrigated acres with deeded rights, all of which are in hay and have been farmed for years.

Just on the east side of Montrose, it has Highway 50 frontage for easy access in and out. The ranch border is literally 5 minutes from the Historic Downtown Montrose. The development possibilities abound here!!

Previously, the ranch has been approved and platted for a couple of subdivision options: 350 acres of agricultural land was approved for R1A zoning - meaning one home-with-a-view per every half acre and 10 acres with B4 commercial zoning.

There is an existing platted subdivision with 108 residential lots zoned R1 and 10 acres of B4 commercial property with the possibility of retail space, office space, condos, a theater, amphitheater, rec center and a hotel and all within City of Montrose limits.



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565 Sherman St. #2, Ridgway, CO



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The right investor will see the development possibilities and take the possibilities which were approved in the past and resubmit and reapply to the City for current approval.

This is your chance to make a permanent mark on Montrose and have a legacy on the Western Slope. Or perhaps this is your “forte” – design your own development plan and go with that! Endless options with this beautiful ranch property.

In 2013, Montrose was named an All American City for its focus on the quality of life and its business redevelopment.

We are starting to see the beginning of a growth period for Montrose with the Mayfly development being started on the west side of the downtown area. You can balance out the growth and develop on the east side!

The Western Slope and especially Montrose is a beautiful Colorado location with so many activities and things to offer. Just about 10 minutes from this property is the Black Canyon of the Gunnison (River) National Park.

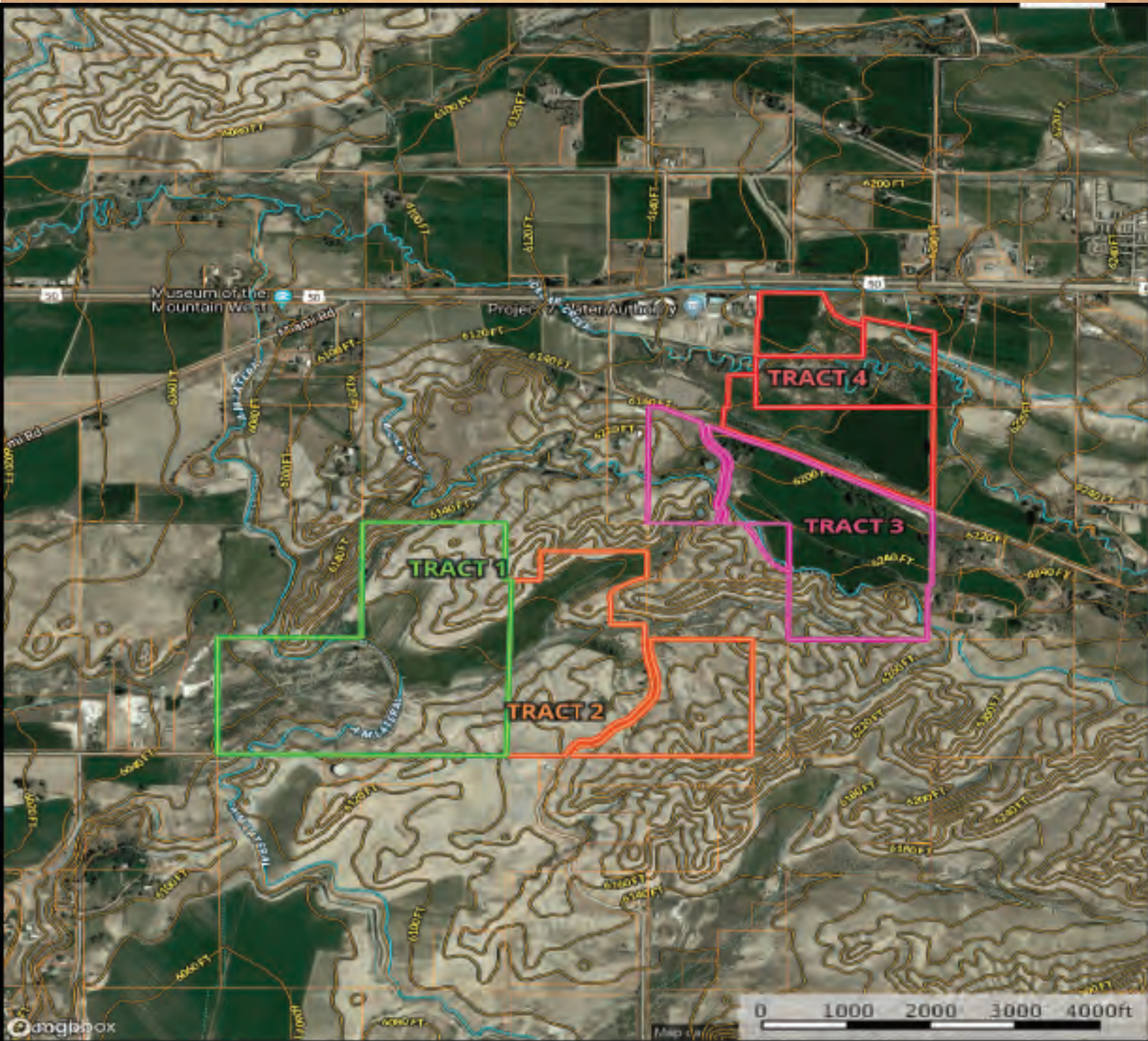
The Black Canyon along with most of the Western Slope gives you the chance to go hiking, camp-ing, fishing, rock climbing, kayaking, 4 wheel drive trails, horse trails, river rafting and much more! Montrose itself has 3 world class golf courses: Black Canyon, The Bridges (a Jack Nicklaus designed course) and Cobble Creek. And just 20 minutes south of Montrose is Cornerstone Golf Club (a Greg Norman designed course).

In addition, Montrose and surrounding area have a multitude of cultural and entertainment options. The beginning of infrastructure is already in place: city sewer line, water taps available and all utilities to property line.

This property is breathtaking with amazing mountain views and you will not find an opportunity like this again. Snap this up before it is too late!



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Tract 1, 2, 3 and 4



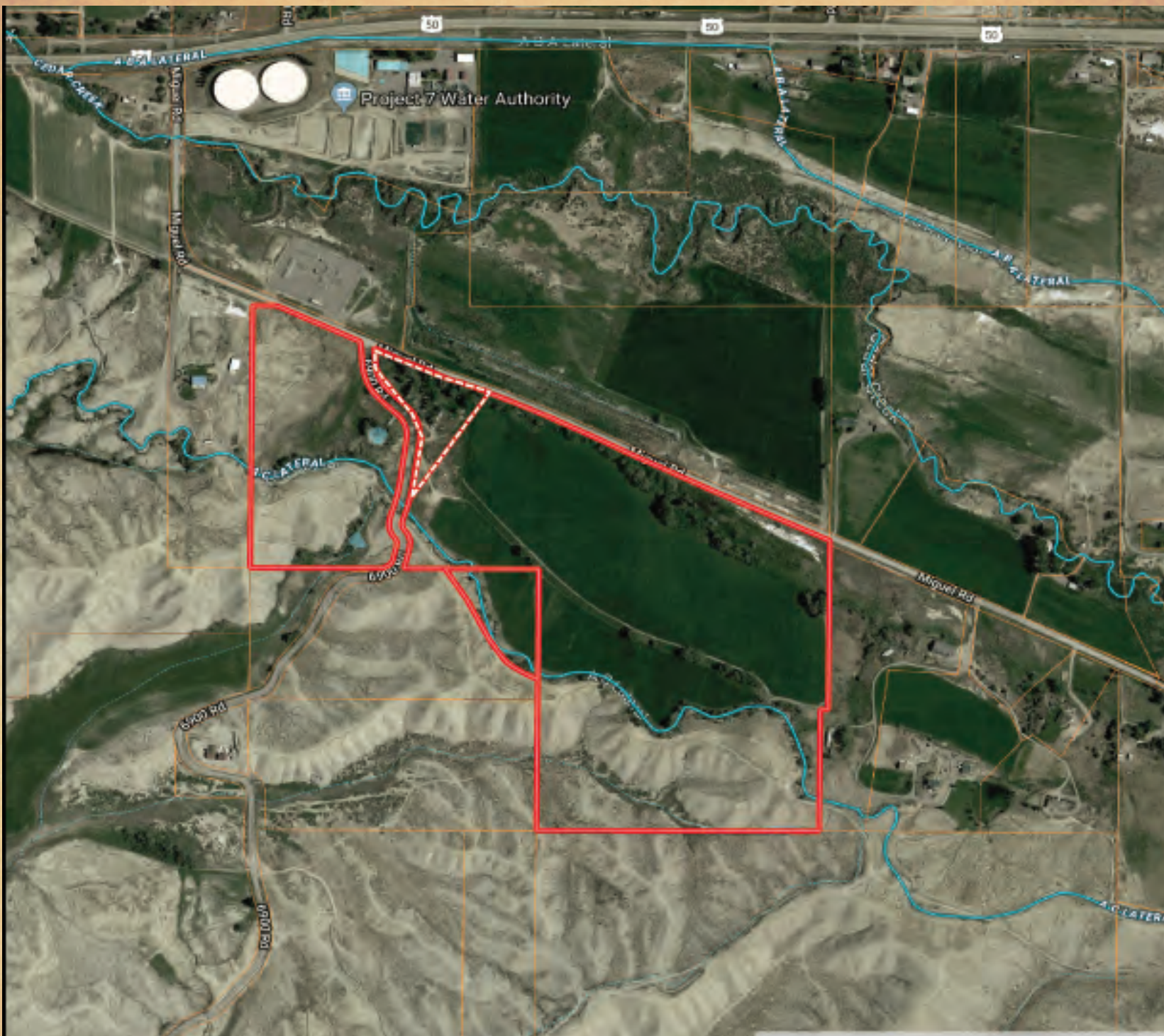
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Tract 1 Areal Map



Tract 2 Areal Map



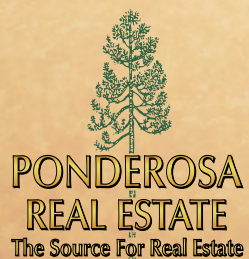
Tract 3 Areal Map



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Tract 4 Areal Map



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Proposed B4 Plat

Will need Montrose City Approval, an Example
of what could be done with the B4 Zoned 10
acres on Circle H Ranches



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MOJAVEA SHORES SUBDIVISION
SITE PLAN
SCALE 1:150



Proposed Residential Plat

Will need Montrose City Approval,



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Zoning Info

"B-4" NEIGHBORHOOD SHOPPING DISTRICT

- (A) Intent: The "B-4" Neighborhood Shopping District is intended to provide for retail shopping and services on a parcel or parcels of land collectively no greater than approximately five acres in size, with a convenient location relative to residential neighborhoods.
- (B) Uses by Right:
- (1) Government buildings and facilities.
 - (2) Public utility service facilities.
 - (3) Retail stores, business and professional offices and service establishments which cater to the general shopping public.
 - (4) Restaurants.
 - (5) Self-service laundry facilities.
 - (6) Places of worship.
 - (7) Single family homes, duplexes, and multiple family residences.
 - (8) Child care facilities.
 - (9) Short-term rentals.
- (C) Conditional Uses:
- (1) Fuel stations or other retail uses having fuel pumps.
 - (2) Drive-in or drive-thru restaurants.
 - (3) Car washes.
 - (4) Rental storage units inside a building.
 - (5) Taverns.
 - (6) Private and fraternal clubs.
 - (7) Schools.
 - (8) Renewable energy facilities.
 - (9) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.
- (D) The following uses are not to be construed as a "use by right" or a "conditional use" in the "B-4" Neighborhood Shopping District:
- (1) Automobile or vehicle sales or service establishments
 - (2) Farm implement sales or service establishments.
 - (3) Trailer home or mobile home sales or service establishments.
 - (4) Feed storage and sales establishments.
 - (5) Veterinary clinics or hospitals.
 - (6) Automobile body shops.
 - (7) Construction and contractor's equipment storage facilities.
 - (8) Machine and welding shops.
 - (9) Warehouse and storage facilities (small rental storage units are allowed - see Section 4-4-15(C)(4)).
 - (10) Manufacturing and industrial uses.
- (E) Performance Standards:
- (1) All uses shall be easily accessible by pedestrians from surrounding areas and shall provide appropriate sidewalk connections to the surrounding sidewalk system.
 - (2) Common access and shared parking is required for multiple tenants and encouraged for multiple parcels.
 - (3) Landscaping shall be reasonably compatible with that existing in the neighborhood.
 - (4) Buildings shall be architecturally compatible with the residential character of the area and comply with City design standards.



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Zoning Info

"R-1A" LARGE ESTATE DISTRICT

(A) Intent: The "R-1A" Large Estate District and "R-1B" Small Estate District are intended to provide an area of large single family residential lots with semi-rural environment.

(B) Uses by Right:

- (1) Single family homes.
- (2) Public utility service facilities.
- (3) Government buildings and facilities.
- (4) Parks and recreation facilities owned or operated by a homeowner's association.
- (5) Accessory uses.
- (6) Short-term rentals.

(C) Conditional Uses: (1) Places of worship.

(2) Schools.

(3) Child care facilities.

A child care facility shall be a conditional use in all districts if more than eight but less than 16 children under 13 years of age are present on the premises at any one time, including children of the family living in the residence, in accordance with state statutes and regulations

With Potential platted Subdivision Zoned R1 with 108 Residential lots Circle H Ranches Includes:

* \$110,000 credit towards City of Montrose sewer taps

* 6 paid Tri-County water taps

* 5 head gates which includes:

120.6 Shars of UVWUA irrigation water Annual Cost of \$4,081.11

* Head gate #3 has a water spicket

* Pond is on property



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Pricing

All Tracts \$3,150,000 - Total 360.4 Acres

Tract 1 \$1,150,000 - 123 Acres

Tract 2 \$699,000 - 90.1 Acres

Tract 3 \$799,000 - 71.5 Acres

Tract 4 \$699,000 - 73 Acres

View Circle H Ranch on Our Website At

<https://www.ponderosare.com/idx/listing/featured/301079373/Sunnyside-Road-Montrose-CO-81401>

Local Activites

- <https://www.visitmontrose.com/outdoors/wilderness-areas-parks/uncompahgre-plateau/>
- <https://www.visitmontrose.com/>
- <https://www.tellurideskiresort.com/>
- <https://cpw.state.co.us/placestogo/parks/Ridgway>
- <https://www.ouraycolorado.com/>

