



66352 RIVERSIDE RD.

MONTROSE, MONTROSE COUNTY, COLORADO

14 ± ACRES | \$1,400,000



66352 RIVERSIDE RD. - MONTROSE CO.

Description

Set in a serene rural setting, the property features an expansive view corridor, 14 irrigated acres, equestrian amenities, and a beautifully appointed 3,609-square-foot residence offering four bedrooms and 2.75 baths. The San Juan Mountains unfold in dramatic fashion, from Mount Sneffels to Potosi Peak rising above irrigated hay fields, creating a setting that feels quintessentially Colorado, yet remains just five minutes from town.

From the wood rail fencing and striking log entry to the thoughtfully designed floor plan and open kitchen, complete with granite countertops and custom alder cabinetry, every detail reflects careful planning and meticulous upkeep. The home received a roof replacement within the past two years, pristine hardwood floors, and is move-in-ready. Whether working from the dual offices, entertaining in the grand living area, or enjoying a quiet morning on the south-facing porch, this property is a rare and remarkable offering.

LAND

The land that anchors the estate is highly usable, fully fenced, and currently in productive hay cultivation. Irrigation is supported by UVWUA shares and delivered via gated pipe, ensuring both efficiency and reliability. The acreage is well-suited for year-round equestrian use, with ample space to accommodate a regulation-size roping arena.

Mature landscaping, exceptional views, and a peaceful setting create an environment that naturally draws you outdoors, whether for quiet evenings by the fire or simply taking in the surrounding beauty.

OUTBUILDINGS

The property includes several well-considered outbuildings, highlighted by a versatile 40' x 36' barn constructed in 2020. Featuring a high roof line and gravel floor, the structure is ideal for storing boats, RVs, or equipment. With minor modifications, each of the four bays can be easily converted into approximately 360-square-foot paddocks.

Additional storage is provided by a 22' x 16' site-built garden shed, complete with a concrete floor and wide double doors, offering both functionality and durability.

CONCLUSION

From the snow-capped peaks of the San Juans to the verdant pastures and thoughtfully designed residence, this property embodies the essence of refined rural living. It is a place to gather, to unwind, and to invest in a life well lived, set against the timeless backdrop of western Colorado.



FEATURES

LAND

14.151 +/- acres
14 +/- acres irrigated
UVWUA Irrigation Water

UTILITIES

Tri-County Water
DMEA Power
Elevate Fiber
500 gal Buried Propane

HEATING/COOLING

In-floor Heat (5-Zones)
Lochinvar Boiler (Six Years Old)
Fireplace (Propane)
Dual Swamp Coolers
Septic

EQUESTRIAN / AGRICULTURAL

22 x 16' garden shed
40 x 36' Barn
4 -10' x 36' bays, currently used for equipment.

RESIDENCE

Built in 1999
Ranch Style
3,609 Heated SF
550 SF Garage
732 SF South Facing Porch
4 Bed / 2.75 Bath
2 Offices

APPLIANCES

Gas Range
Kitchen Aid Fridge/Freezer
Frigidaire Microwave
Double Frigidaire Oven
LG Dish Washer





STATE MAP



REGIONAL MAP



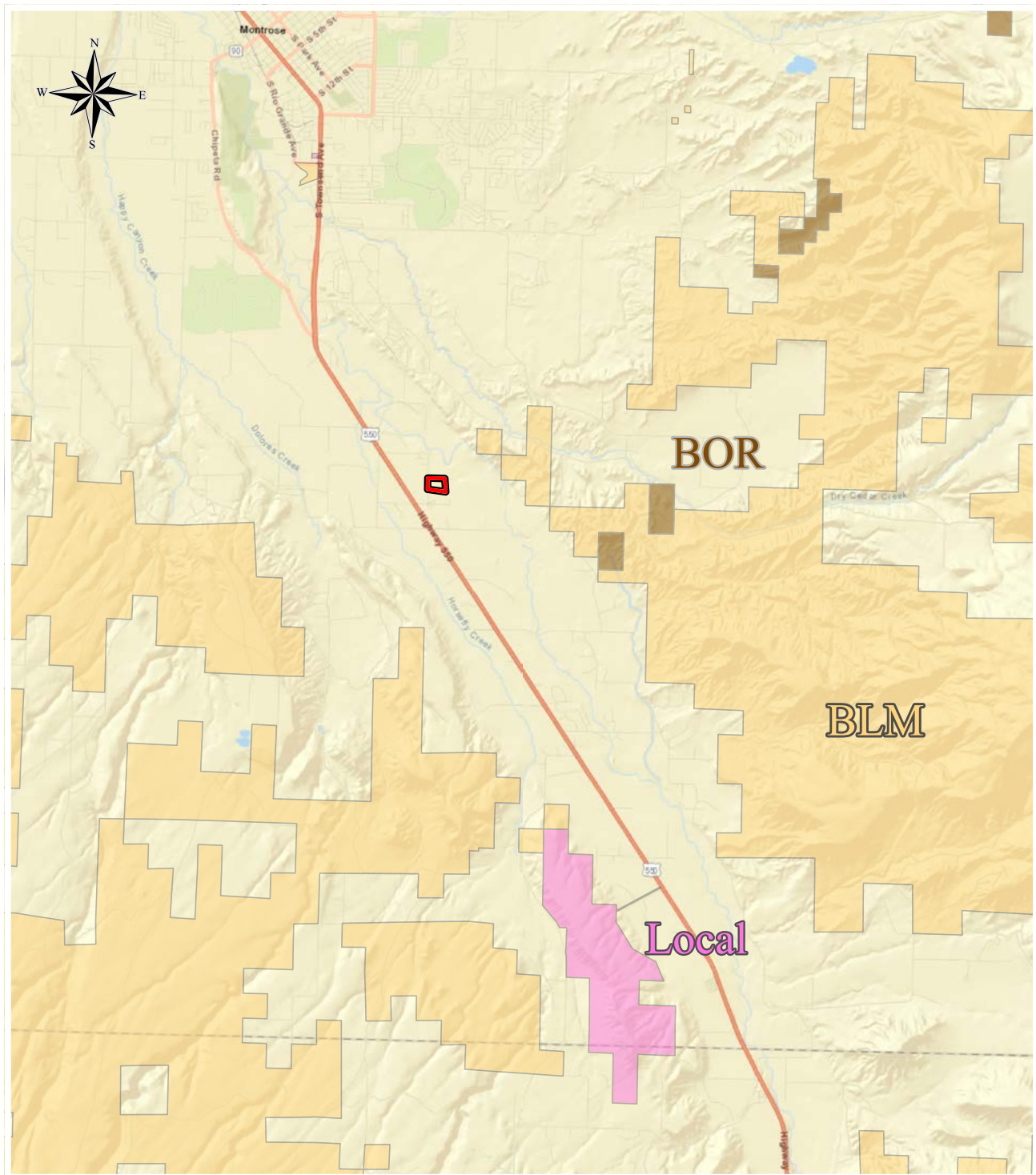
LOCATION MAP



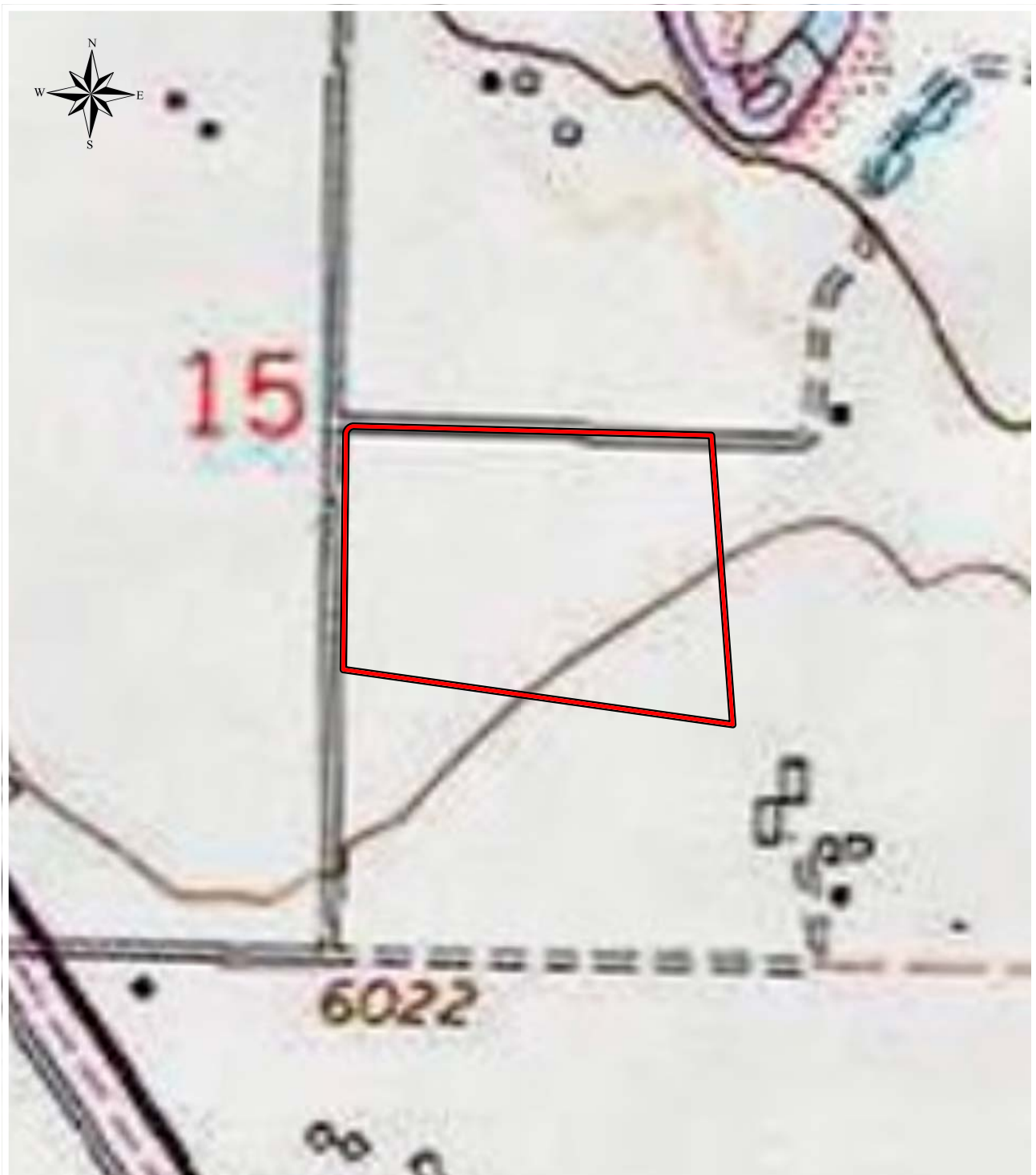
AERIAL MAP



PUBLIC LAND MAP



TOPOGRAPHIC MAP





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