

1900 Broadway Grand Junction, CO 81507



\$ 1,200,000

MLS# 20184913

Imagine the possibilities. Hidden River Ranch has 176.86 pristine acres with over a mile of private Colorado River frontage and is surrounded by the Colorado National Monument to the South, expansive views of the Book cliffs to the North and the Grand Mesa to the East. The gentle sloping hills, flat terrain, rocky outcrops and the river bank allows for numerous opportunities. The land is located in an outdoor persons paradise and recreation area near Fruita and in the West Redlands. Envision a secluded single family residence, a bed & breakfast, a dude ranch with glamping, the base for a rafting & bike tour company or a single family development. This beautiful property comes with 1.3 cubic feet per second of water rights from the Colorado River.

The possibilities are endless!



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