

## **Exclusive Listings**



TBD (River Park), Ridgway Excellent development land with beautiful views & river frontage in town. 34.42 AC \$2,438,000



TBD S. Hwy 550 & Otter Rd, Montrose Prime hwy & river frontage commercial parcel south of Target! 8.58 AC; \$2,000,000



90 Little Cimarron Rd.
Beautiful ranch in Cimarron.
190 irrig. AC of hay meadows
& pastures. Year-round
access. 214 AC; \$850,000



1924 Otter Pond Cir., Mont. Modern luxury w/ traditional ambience. Amazing landscaping. 4 BR, 4.5 BA, 5,308 SF, 0.79 AC; \$790,000



3932 Mt. Hayden Ct., Mont. Live near the golf course in a custom home! Cobble Creek. 4 BR, 3 BA, 3,259 SF, 0.37 AC: \$518,800



1480 1600 Rd., Delta Custom home on five acres w/ a sweeping view! Garage + shop. 3 BR, 3 BA, 2,765 SF, 4.9 AC, \$449,000



59363 Lupine Ct., Montrose Well-kept home in High Chaparral Sub. Landscaping, fireplace, deck. 3 BR, 3 BA, 2,517 SF, 1.0 AC; \$418,000



39802 Eagle Dr., Norwood Beautiful rancher w/ guest suite. Great views. Trout pond access. 2 BR, 2 BA, 1,328 SF, 2.8 AC; \$375,600



1501 Armitage Springs Amazing mtn hideaway in Powderhorn! 1 BR, 1 BA, 1,023 SF, 35 AC; \$349,995



61016 East Mesa Rd., Olathe 34 irrigated acres w/ underground pipe. Large shop. \$325,000



TBD David Rd., Olathe 66.6 acres (1/2 of them irrigated), ready for planting or building! \$305,000



Great views on Spring Creek. Irrigated. 2 BR, 1 BA, 1,190 SF, 4.78 AC; \$299,900



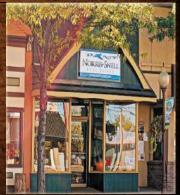
**57998 Divide Rd., Montrose**Perfect mountain getaway property. Hunting; off the grid; tiny old cabin.
5.22 AC; \$129,000



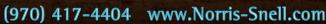
TBD Fuchsia Ln., Olathe Country living. Water tap; irrigated; cul-de-sac. 4.11 AC; \$99,000



TBD Snaffle Bit Road, Delta Spacious lots w/ 360-degree views on California Mesa! Lots from 1 to 4 AC each; \$68,900 to \$129,900



Norris-Snell Real Estate, LLC 306 E. Main St., Montrose, CO 81401







Information deemed reliable but not guaranteed.