

RESIDENTIAL LAND FOR SALE



1041 County Road 24
Gunnison, Colorado
United States

Parcel Size0

Date Listed

07/26/2025

Listing ID

GL-
1726996538

Asking Price

\$8,625,000

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11853600>

Overview

The Needle Creek Ranch is a 1,150 deeded acre farm/ranch/recreation hunting and fishing property located in Saguache County on the Gunnison County line just twenty-five minutes from Gunnison. It is truly a rare opportunity with no conservation easement in place when almost the entire Tomichi Creek Valley is eased. The ranch is turn-key from its improvements to ditch irrigation infrastructure to its operations to its ranchstead improvements. Needle Creek Reservoir to the south of the property provides abundant water shares which are used in combination and addition to the permitted and adjudicated water rights. The improvements are on the lower end of the property bordering BLM and USFS. There are approximately 200 acres of irrigated mountain meadow hay land inside a high fence around the headquarters. There are two older residences, shops, a barn, equipment shop, large headed garage, hay storage located at the end of a year-round county-maintained road with exceptional views in every direction. The Needle Creek Ranch is set up for your small agricultural operation and your hunting and fishing recreation or commercial ambitions.

For more details:

Listed by: Robert Pfister li

Contact

Email

Phone