

# TBD Lots 1 & 2 6900 Rd Montrose, Colorado 81401



— — — — — Subject Property (Boundaries are approximate and should be verified)

## PROPERTY INFORMATION PACKET



*Adam & John Renfrow* \* Renfrow Realty

Renfrow Realty  
(970) 249-5001 / (970) 874-1500

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified.

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**RMCRE NETWORK PARTNER**  
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ATTRACTIVE & AFFORDABLE NEW-BUILD POTENTIAL!

TBD Lots 1 & 2 6900 Rd  
Montrose, CO 81401

Lot	MLS #	Total Acres (MOL)	Price	Price per Acre
Lot 1	825677	2.54	\$99,888	\$39,326
Lot 2	825676	1.13	\$99,888	\$88,396
16136 6900 Rd (Lot 3)	825675	2.08	\$299,888	\$144,177



Take Advantage of This Ready-To-Build Land

Situated just east of the Montrose City limits, these new subdivision lots are ready to build your future dream home. Lot 3 was recently sold, but lots 1 and 2 are still available and offer building sites for end-users and developers looking to seize ideal building spaces with easy access to town and quiet country life and at an incredibly affordable price point. Both lots offer panoramic views of the San Juan Mountains, Cimarrons, and the Uncompahgre Plateau. These two lots each have a water tap that is already paid for but not installed. They also allow for manufactured and modular homes. Furthermore, this minor subdivision has irrigation water rights for each lot and enjoys the freedoms of no covenants or HOA. Come and explore this exceptional property without restrictions.



# Property Aerial

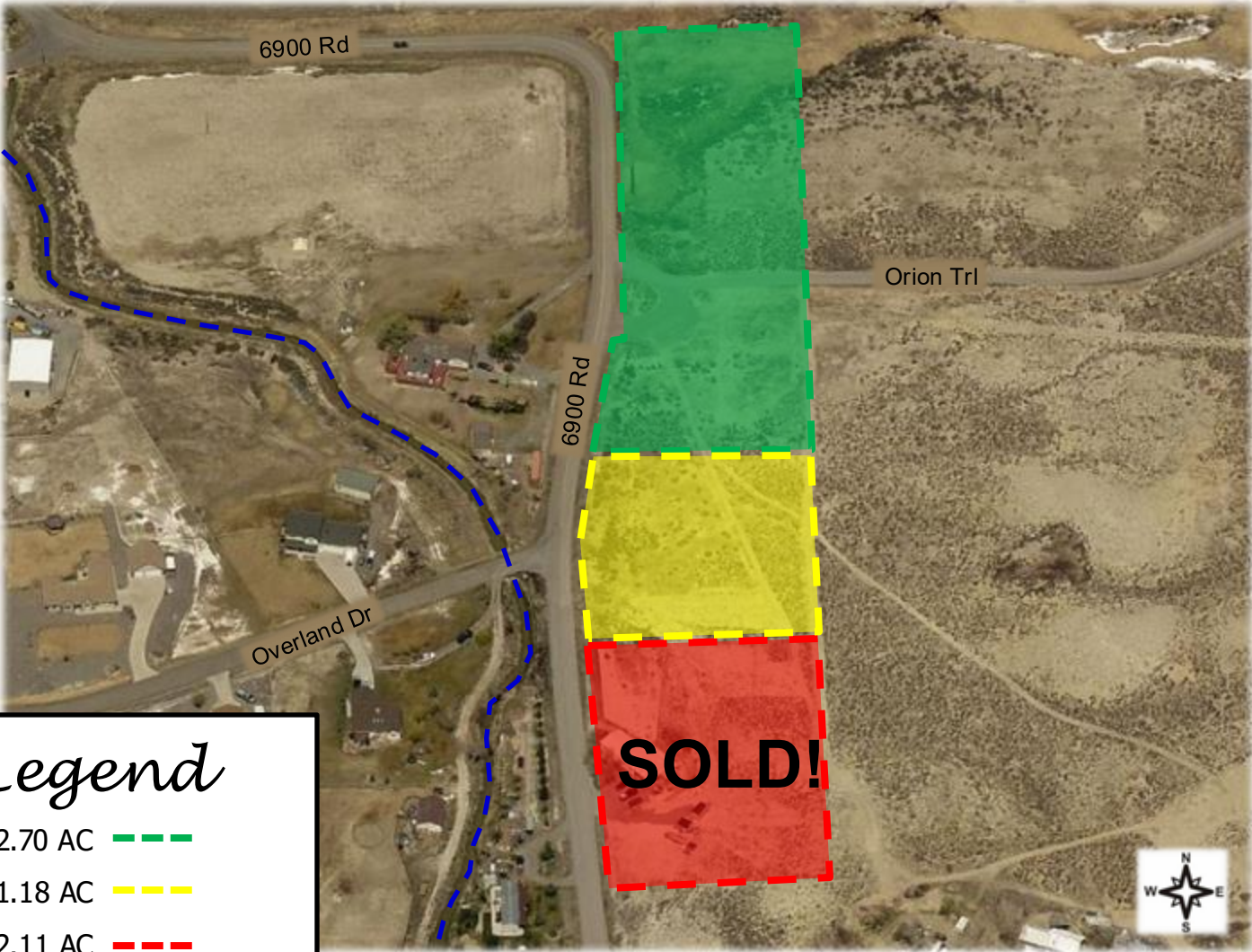


Photo from Montrose County GIS/EagleView

## Legend

Lot 1: 2.70 AC	---
Lot 2: 1.18 AC	---
Lot 3: 2.11 AC	---
A M Lateral:	---

All boundaries, measurements, and depictions are approximate and should be verified

# Utility and Easement Information

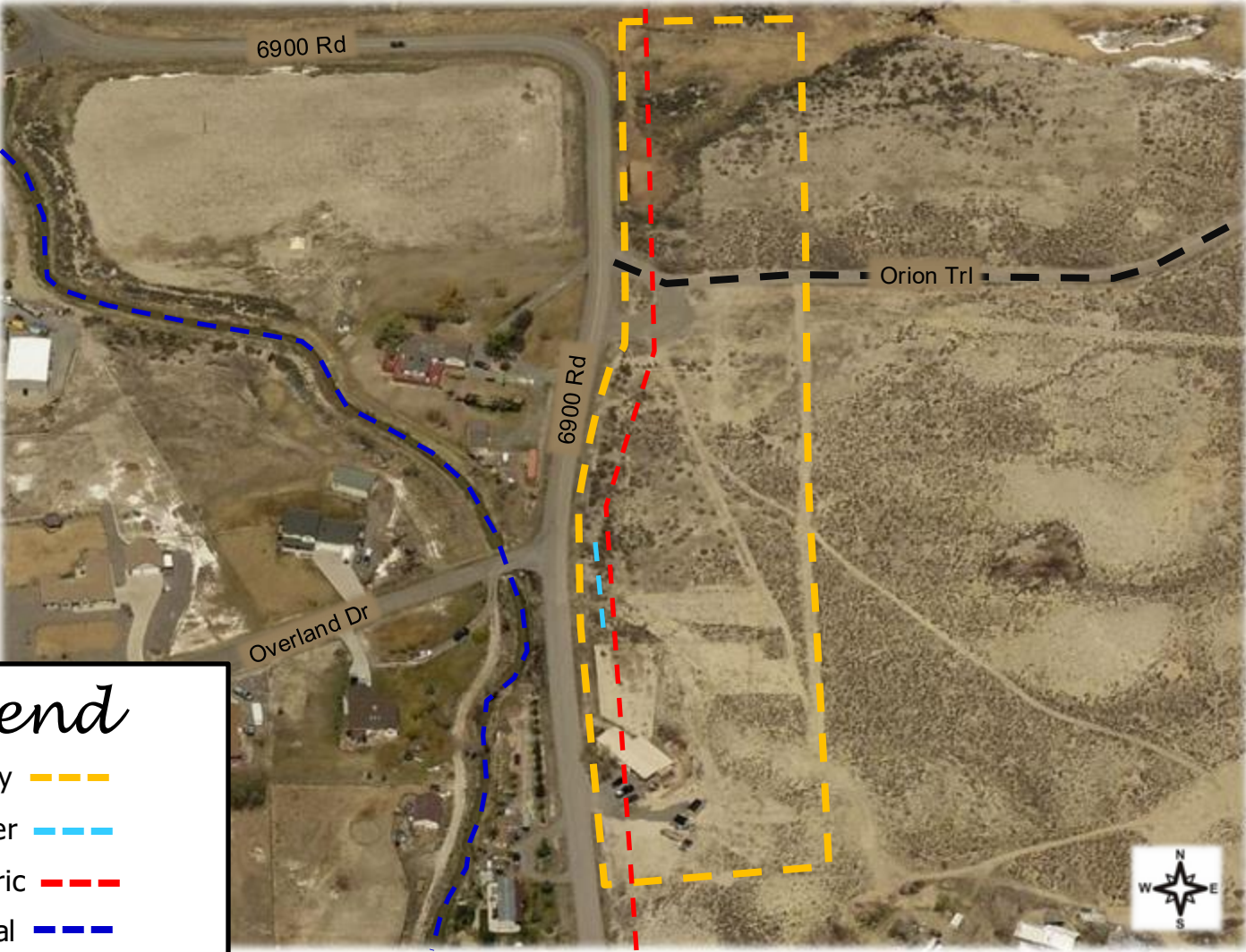
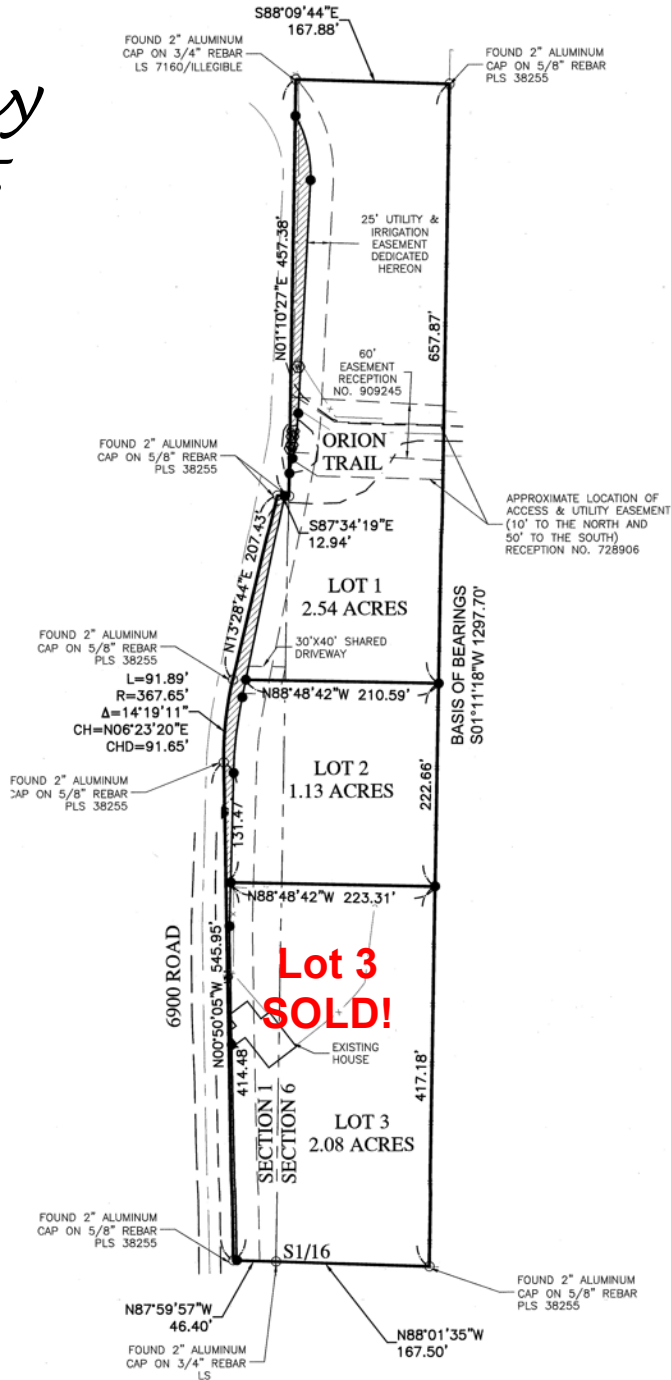


Photo from Montrose County GIS/EagleView

All boundaries, measurements, and depictions are approximate and should be verified

# Survey Plat



## Updated Plat

### Certified August 2025

Highlights of the survey listed below:

Lots 1 and 2 share access to 6900 Road.

Lot 1 and 2 owners will share a common driveway easement

Survey cap locations are noted for property line reference

Utility easements' approximate locations shown.

Complete scaled Plat is available, with more detailed location information for boundaries and easements

Site characteristics analysis is available at the Montrose County Planning and Development Department; 63160 Lasalle Rd, 970-249-6688

Survey By: Del-Mont Consultants  
(970) 249-2251

Full copy available by request



# Directions to Property

*Starting from Renfrow Realty*  
1832 S Townsend Ave, Montrose, CO 81401  
Office number (970) 249-5001

## Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

- > Take Poplar St and Columbia Way to S Townsend Ave  
2 min (0.5 mi)
- > Take E Niagara Rd to Oak Grove Rd  
5 min (2.2 mi)
- > Continue on Oak Grove Rd. Drive to 6900 Rd  
5 min (2.6 mi)

16136 6900 Rd  
Montrose, CO 81401



Property Location Pin  
*Directions Via Google  
Maps*



Montrose County Assessor Property Account Detail\*

Account Detail	
Lot 1	Lot 2
Account: R0027507	Account: R0027508
Legal Description	

Parcel Number 3991-062-03-001

Legal Summary Subd: H2 MINOR SUBD  
Lot: 1 S: 6 T: 48 R: 8

Parcel Number 3991-062-03-002

Legal Summary Subd: H2 MINOR SUBD  
Lot: 2 S: 6 T: 48 R: 8

Assessment Information					
Actual (2025)		\$58,750		Actual (2025)	
\$26,140					
Type	Actual	Acres		Type	Actual
Land				Land	
	\$58,750	2.540			\$26,140
					1.130
Estimated Tax Information					

2025 (Estimated) \$277.84

2025 (Estimated) \$123.44

\*For more information, please contact the Montrose County Assessor at (970) 249-3753





# Photographs

*Lot 1*



*Lot 2*





# General Information

## UTILITY INFORMATION

All utilities nearby/no utilities installed

- Water: Tri-County (970) 249-3369
  - One tap paid for, but not installed
- Electricity: DMEA (970) 249-4572 (Nearby)
- Propane: Pioneer Propane (970) 874-9100
  - Black Hills has a natural gas line across the road. Access would require boring under the road and installing a new line.
- Fiber: Elevate (844) 386-8744 (available/not installed)

## IRRIGATION WATER

- Irrigation: (UVWUA) Uncompahgre Valley Water Users Association (970) 249-3813
  - Lot 1
    - 2.3 water shares
    - \$100 Transfer fee
    - \$400 annual irrigation water fee (2026)
  - Lot 2
    - 1 water share
    - \$100 Transfer fee
    - \$400 annual irrigation water fee (2026)
- Buyer would need to install and determine how water would be delivered to their lot

## ADDITIONAL DOCUMENTS

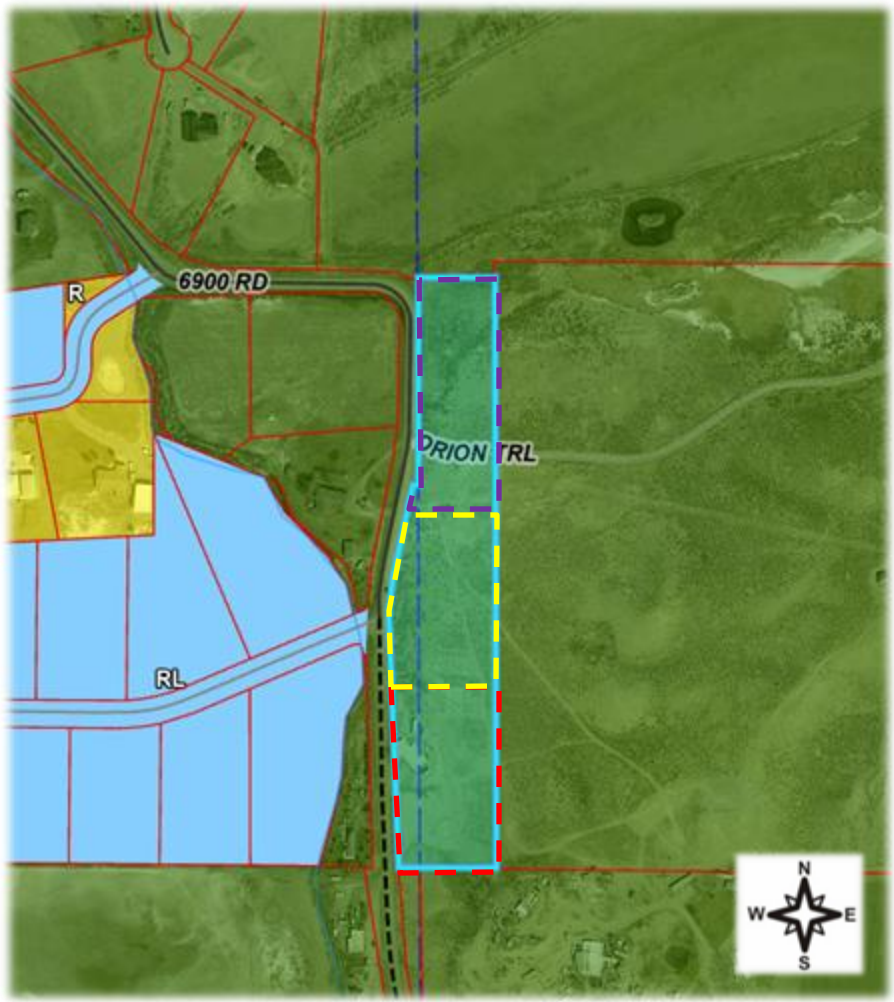
*Available by request*

H2 Minor Subdivision Plat

- Approved in August 2025
  - Del-Mont Consultants
  - (970) 249-2251



# Zoning Map



## Legend

- Lot 1** : Zoned General Agricultural, Montrose County — — — — —
- Lot 2**: Zoned General Agricultural, Montrose County — — — — —
- Lot 3**: Zoned General Agricultural, Montrose County — — — — —

### County Zoning Districts

- General Business "B"
- General Commercial "C"
- General Industrial "I"
- General Residential "R"
- Residential- Manufactured Home Park "R-MHP"
- Planned Development "PD"
- Public Lands "P-L"
- General Agricultural "A"

For more information, please contact Tallmadge Richmond with Montrose County at (970) 249-6688 or [trichmond@montrosecounty.net](mailto:trichmond@montrosecounty.net)



GENERAL AGRICULTURAL A

1. Purpose: Agriculture is considered to be a highly valued resource in Montrose County. The primary intent of this district is to provide for the conduct of agricultural activities related to ranching, farming, and forestry production; including activities that support, maintain, and promote agriculture as an essential economic factor in the county. Land uses in the General Agricultural District are encouraged to provide for the maintenance of agricultural production and preservation of the associated lifestyles.

2. Use Table

- a. The following table identifies the uses allowed by right (“R”) or the uses requiring a special use permit (“S”) within the General Agricultural District. Any use not listed shall be prohibited except as set forth in Section II.C. 3, Unlisted Uses.
- b. All uses shall meet all applicable provisions set forth in Section III Use Standards and Section V, Detailed Development Standards regardless of the approval level identified in the Use Table below. Where able, the Use Table identifies the additional standards applicable to uses.
- c. Any standard set forth in these Regulations not met by the property owner or operator shall constitute a violation of these Regulations and shall be enforced as set forth in Section VII, Enforcement.

GENERAL AGRICULTURAL USE TABLE

Agricultural Uses:

Agricultural Products Distribution and/or Storage	R	General Farming and/or Ranching	R
Agricultural Products Sales	R	Livestock Confinement Operation	R
Retail Nursery	S	Stable	R

Animal Services:

Kennel (See Sec. III.A.3)	S	Veterinary Clinic	R
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Child Care Facilities:

Child Care Center	R		
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Community & Cultural Facilities:

Cemetery	R	Places of Assembly or Worship	S
Cemetery, with crematorium	S		

Educational Facilities:

Educational Facility	S		
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Food & Beverage:

Winery	R	Tasting Room	S
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Group Living:

Group Home (See Sec. III.A.2)	S		
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Healthcare Facilities:

Hospital	S		
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Household Living:

Dwelling, Single-Family	R	Short-Term Rental (See Sec. III.A.9)	R
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Natural Resource Exploration & Production:

Natural Resource Exploration	R	Natural Resource Extraction	S
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Parks:

Park	R		
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Public Utilities & Facilities:

Utility Transmission, Distribution, and/or Service Lines	R	Public Utility Facility	R
Government Facility	S	Telecommunication Facility (See Sec. III.D)	S
Power Generation	S		

Recreation Facilities:

Campground (See Sec. III.A.1)	S	RV Park (See Sec. III.A.7)	S
Recreation Facility, Indoor	S		

Vehicles & Equipment:

Airport, Heliport	S		
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Warehousing & Freight:

Solid Waste Disposal	S		
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Accessory Uses:

Accessory Dwelling Units (ADU) (See Sec. III.C.2.a)	R	Alternate Onsite Energy Generation	R
Accessory Structure or Building (See Sec. III.C.2.b)	R	Home Occupation (See Sec. III.C.2.c)	R
Accessory Use (See Sec. III.C.1)	R	Outdoor Storage (See Sec. III.A.10)	R

Temporary Structures & Uses:

Roadside Stands (See Sec. III.B.2.b(5))	R	Yard or Garage Sale (See Sec. III.B.2.b.(7))	R
Temporary Occupancy of RV (See Sec. III.B.2.b(6))	R		

3. Dimensional Standards: Montrose County Zoning Regulations Section II – Zone District Standards 12 a. Dimensional Standards within the General Agricultural Zone District are identified in the following table and illustrated in the graphic below:

Table T-II.3 – General Agricultural Dimensional Standards

Standard		Required Dimension	Standard		Required Dimension
a	Lot Size	1 contiguous acre	e	Side Setback*	10'
b	Front Setback*	25' from property Line	f	Rear Setback*	10'
c		55' from centerline of public road**	g	Building Height	N/A
d	Side Street Setback*	Same as Front Setback			

\*All Primary and Accessory structures must meet these setbacks.

\*\*When road is not dedicated public right-of-way.

Figure F-II.1 – General Agricultural Dimensional Standards Graphic

\* Taken from Montrose County Zoning Resolution Revised June 15, 2022

For more information, please contact Tallmadge Richmond with Montrose County at (970) 249-6688 or trichmond@montrosecounty.net

Recap

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- Minor subdivision in Montrose County
- Easy access to town as well as numerous outdoor offerings
- One included but not installed Tri-County water tap
- Views of San Juan Mountains, Cimarron, and the Uncompahgre Plateau
- No covenants or HOA
- Allows for mobile and modular homes
- UVWUA irrigation water

Listing Price Starts at  
\$99,888

Contact Adam Renfrow at (970) 249-5001

