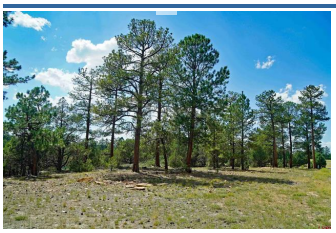
PROPERTY ESSENTIALS



MLS #	838093
Status	Active
Asking Price	$39,900
Address	TBD Hummingbird Trail
City	Ridgway
County	Ouray
State	CO
Zip	81432
Area	Log Hill

Class	LAND
Type	Residential
Apx.Total Acres	1.022
Price/Acre	$39,041.10



LISTING DETAILS

Listing Agent 1	Anthony Litschewski - C: 970-708-8035
Listing Office 1	Dallas Divide Realty LLC - O: 970-708-8035
Listing Agent License 1	IR40015078
Listing Office License 1	IC100094465
Board Name	MONTROSE ASSOCIATION OF REALTORS
Seller Licensed Y/N	No
Listing Agreement	Exclusive Right to Sell
Agency Relationship	Seller's Agent
Owner Name	Kirk Eppelsheimer
Limited Service Y/N	No
Listing Date	8/12/2026
Input Date	8/14/2026 7:40 AM
Update Date	10/7/2026
Status Date	8/17/2026
HotSheet Date	10/7/2026
Price Date	10/7/2026
Showing Service	ShowingTime
Update Date	10/7/2026 1:49 PM

Original Price	$49,900
REO/Lender Owned	No
Possible Short Sale	No
EM Deposit $	5000
EM Holder	Land Title Guarantee Co
Preferred Title Comp.	Land Title Guarantee Company
Possession	DOD & Funding
Exchange/Trade Y/N	No
Listed in other Class Y/N	No
Sale/Rent	For Sale
Assoc. Doc. Count	2
Picture Count	37
Days On Market	77
Cumulative DOM	77
Listing Visibility Type	MLS Listing
Input Date	8/14/2026 7:40 AM
Floor Plans Count	0

PROPERTY DETAILS

Subdv Name	Fairway Pines/Divide Ranch
Legal/Lot Block	Subd: FAIRWAY PINES ESTATES FILING NO. 5A Lot: 514 S: 31 T: 46 R: 8
Price/Sqft	$0.90

Water Front	No
Modular/Mobile Allow	No
Income Producing	No
Horse Setup	No
Elem. School	Ridgway K-5
Middle School	Ridgway 6-8
High School	Ridgway 9-12

UTILITIES/RIGHTS

Water Supplier	Dallas Creek Water Company
Water Tap Avail	Yes
Water Tap Installed	No
Water Tap Paid	Yes
Water Well	No
Mineral Rights	Unknown
Water Rights/Irrig.	No

Sewer Tap Avail	Yes
Sewer/Septic In	No
Sewer Paid	Yes
Sewer Supplier	Fairway Pines Sanitation District
Gas Supplier	Black Hills Energy
Electric Supplier	San Miguel Power Association

PARCEL/TAX/HOA

Parcel ID #	425531211014
Realist ID	4255-312-11-014
Tax Year	2025
Total Taxes $	1264.72
Special Assemnt Y/N	No
Other Transfer Fees Y/N	Yes

HOA Y/N	Yes
HOA Name	Fairway Pines Estates at Divide Ranch and Club
HOA Dues Y/N	Yes
HOA/Metro Fees	825.00
HOA/Metro Fees Frequency	Annually
HOA Transfer Fees Y/N	No
Covenants Y/N	YES
FIPS Code	08091

MARKETING INFO

IDX Include	Y
Syndicate to Internet	Yes
Public MLS Sites Y/N	Yes

Client Hit Count	5
Agent Hit Count	40
VOW Include	Yes
VOW Address	Yes
VOW Comment	Yes
VOW AVM	Yes
Sign on Property Y/N	No

FEATURES

CURRENT PROPERTY USE
Residential Single family

POSSIBLE PROPERTY USE
Residential Single Family

ZONING
Residential Single Family

LOT SIZE/ACREAGE
1-5 Acres

DOMESTIC WATER
Tap Paid
Public
Tap Available

DOMESTIC SEWER
Sewer Tap Available
Sewer Tap Paid
Septic

TOPOGRAPHY
Level
Steep
Other

VIEWS
Mountains
Other

HOA INCLUSIONS

DISCLOSURES
Covenants
Pets Allowed-Owner only

SHOWING INSTRUCTIONS
Call Listing Agent
No Sign
Use ShowingTime

TERMS

PROPERTY DESCRIPTION
Wooded Lot
Golf Course Near
Borders Golf Course

UTILITIES
Electricity
Natural Gas
Phone - Cell Reception
Fiber Optics

STREET DESCRIPTION/ACCESS
Paved
Public
Public Winter Maintenance

Road Maintenance
Snow Removal

DOCUMENTS ON FILE
Soil Map/Survey
Site Plan/ILC

Cash
Conventional

AVAILABLE FOR AUCTION
No

DIRECTIONS

Directions County Road 1 to the southern entrance to Ponderosa. Take Ponderosa East about 1 block to Marmot (Large Fairway Pines sign at this intersection). Follow Marmot around to Hummingbird Trail. Take Hummingbird Trail to lot. Lot is just before the 2nd house on the south side of Hummingbird. Recommend printing the lot map from the HOA website or the two satellite images in this listing showing the boudaries /roads.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks Level building site, your own personal mini-canyon, and Mt. Sneffels views all on 1+ acres in the beautiful Divide Ranch and Golf Club! It will be tough to find anything in Ouray county with that combination at anywhere near this price point. This lot is located across the street from the 14th fairway. The property line extends into the mini-canyon to approximately the intermittent stream bed at the bottom. All utilities are available including natural gas, electric, water, sewer, and lightning quick fiber optic internet. Seller is providing an ILC and a $3200 soils test report from when he purchased the property! This lot is simply a MUST SEE before making any final decision. Please view the mini-canyon from the upper edge and DO NOT attempt to access it from this lot as it is very steep. The Divide Ranch and Club golf course on Log Hill Mesa is one of the best kept secrets in Colorado. If you enjoy golf, beautiful scenery, outdoor activities, and friendly people, your search is over. Recreational activities abound in the area. Ridgway State Park which has great boating, fishing, and camping is located about 15 minutes away. Telluride and its exceptional skiing is a short 45 minute drive. The mountains are well known for their stunning vistas which can be reached by 4WD or hiking for the more adventurous. There is also biking, rafting, camping , fishing, hunting, and a host of other activities. Ridgway is still a small town with some of the friendliest people you will ever meet. There are plenty of great eating establishments, art galleries, and cultural activities to keep everyone entertained. Montrose is located only 30 minutes north which offers about anything you will ever need. They have one of the top rated regional hospitals in the country, regional airport, Home Depot, large grocery stores, Walmart, and numerous other national and local businesses. Founders level golf membership automatically transfers with the sale of the lot.

ADDENDUM

Addendum Golf club dues for Founders level membership at the Divide Ranch and Club for 2026 were $2052.95. HOA info can be found at https://fairwaypinesestateshoa.com/. Golf club info can be found at https://divideranchandclub.com/. Fairway Pines Sanitation District info can be found at https://fairwaypinesestateshoa.com/Sanitation-District. $3000 golf club transfer fee to be paid by buyer.

ADDITIONAL PICTURES




















































DISCLAIMER

This information is deemed reliable, but not guaranteed.