

\$289,000 - Tbd Gcr 309, Parshall

MLS® #25-1284

\$289,000

0 Bedroom, 0.00 Bathroom,
Land on 0.26 Acres

PARSHALL, Parshall, CO

This is an amazing opportunity to have access to prime fishing on the Colorado River without the hefty price tag. This .26-acre lot offers sweeping views of the Colorado River valley along with private access to fishing rights that make this parcel so exceptional. The Upper Colorado River, near the town of Parshall, is known for its diverse fish habitat and classic river features. Riffles, deep runs, and calm pools create ideal conditions for trout fishing throughout the seasons. This stretch offers both beauty and opportunity, making it a favorite spot for anglers seeking a true Colorado experience. The lot itself offers a manageable footprint—ideal for building a cozy mountain retreat or getaway cabin. Utilities are nearby, and the elevated setting provides stunning panoramas of the valley and surrounding mountains. For those who crave the perfect blend of outdoor adventure and natural beauty, this parcel is your opportunity to own a slice of heaven in the heart of Grand County.



Essential Information

MLS® #	25-1284
Price	\$289,000
Bathrooms	0.00
Acres	0.26
Type	Land
Sub-Type	Vacant Land/Acreage

Status Active

Community Information

Address Tbd Gcr 309
Area Hot Sulphur Springs Area
Subdivision PARSHALL
City Parshall
County Grand
State CO
Zip Code 80468

Additional Information

Date Listed September 6th, 2025

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