



## Are you ready to build your home in Brown Ranch?

0.25 +/- Acres | Montrose County, CO | \$89,000



### ADDRESS

0 Mocha Court, Lot 40  
Montrose, CO 81401

### LOCATION

East on Ogden Road, turns into 6725 Rd. Take first left entrance into Brown Ranch (Donnegal Drive). Donnegal Dr turns and becomes Chestnut Dr, left on Mahogany Dr., left onto Mocha Ct.

### PROPERTY SUMMARY

This lot is ready to build your dream home, conveniently located on Mocha Ct. cul-de-sac in the Brown Ranch Subdivision. This area is close to all New shops and Restaurants, close to Golf, Skiing, Hiking, Fishing, Biking also features Open Space Walking Trails, Parks, and Views. Telluride ski area, Ouray Hot Springs, and Rimrock trail are a few destinations to explore. The minimum home size required is 2000 square feet. The Montrose Community Recreation Center and The Bridges Golf Course are just up the road. Welcome Home to Brown Ranch Subdivision. For more information regarding subdivision visit <https://www.brownranchmontrose.com/index.php/covenants>

[nationalland.com/listing/are-you-ready-to-build-your-home-in-brown-ranch](https://nationalland.com/listing/are-you-ready-to-build-your-home-in-brown-ranch)



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