

Small Acreage Cottage - 410 Canal Rd, La Junta
410 Canal Rd
La Junta, CO 81050

\$190,000
1.980± Acres
Otero County



Small Acreage Cottage - 410 Canal Rd, La Junta
La Junta, CO / Otero County

SUMMARY

Address

410 Canal Rd

City, State Zip

La Junta, CO 81050

County

Otero County

Type

Residential Property, Horse Property, Farms, Single Family

Latitude / Longitude

38.003725 / -103.537699

Dwelling Square Feet

1448

Bedrooms / Bathrooms

3 / 2

Acreage

1.980

Price

\$190,000

Property Website

<https://greatplainslandcompany.com/detail/small-acreage-cottage-410-canal-rd-la-junta-otero-colorado/102019/>



Small Acreage Cottage - 410 Canal Rd, La Junta La Junta, CO / Otero County

PROPERTY DESCRIPTION

Room to Grow. Water to Work With. A Little Piece of Colorado to Call Your Own.

For the right buyer, this isn't just a property - it's a starting point. Nestled in the heart of rural southeast Colorado, this small acreage offering comes with something increasingly rare and genuinely valuable: **7 shares of Ft. Lyon Canal Company water rights** and approximately 1 acre already tilled and ready to plant this season.

The land is primed and waiting. Whether you're envisioning rows of vegetables, a hay crop, a small orchard, or pasture for goats, chickens, or horses, the groundwork - literally - is already done.

The **main farmhouse** offers 1 bedroom and 1 bath, full of the bones and character that made these old Colorado homesteads built to last. Affordably priced with room in the budget to restore and personalize, this is your chance to bring a classic farmhouse back to its prime on your own terms and timeline.

A separate **2-bedroom, 1-bath bunkhouse** adds tremendous flexibility - think guest quarters, rental income potential, a hired hand's space, or a comfortable retreat for visiting family. The wood stove inside makes it cozy and functional even in the colder months, giving it genuine year-round livability.

The outbuildings need some love, but that's already reflected in the price - and for the handy buyer or serious homesteader, they represent opportunity, not obstacle.

This property suits a wide range of visions:

- Hobby farm with goats, chickens, and a kitchen garden
- Small horse operation with room to ride and roam
- Market garden or small-scale agriculture powered by real water rights
- Multi-generational living with two separate dwelling spaces
- Fixer opportunity in a region where land still has breathing room
- Opportunity for investors looking for long- or short-term rental homes

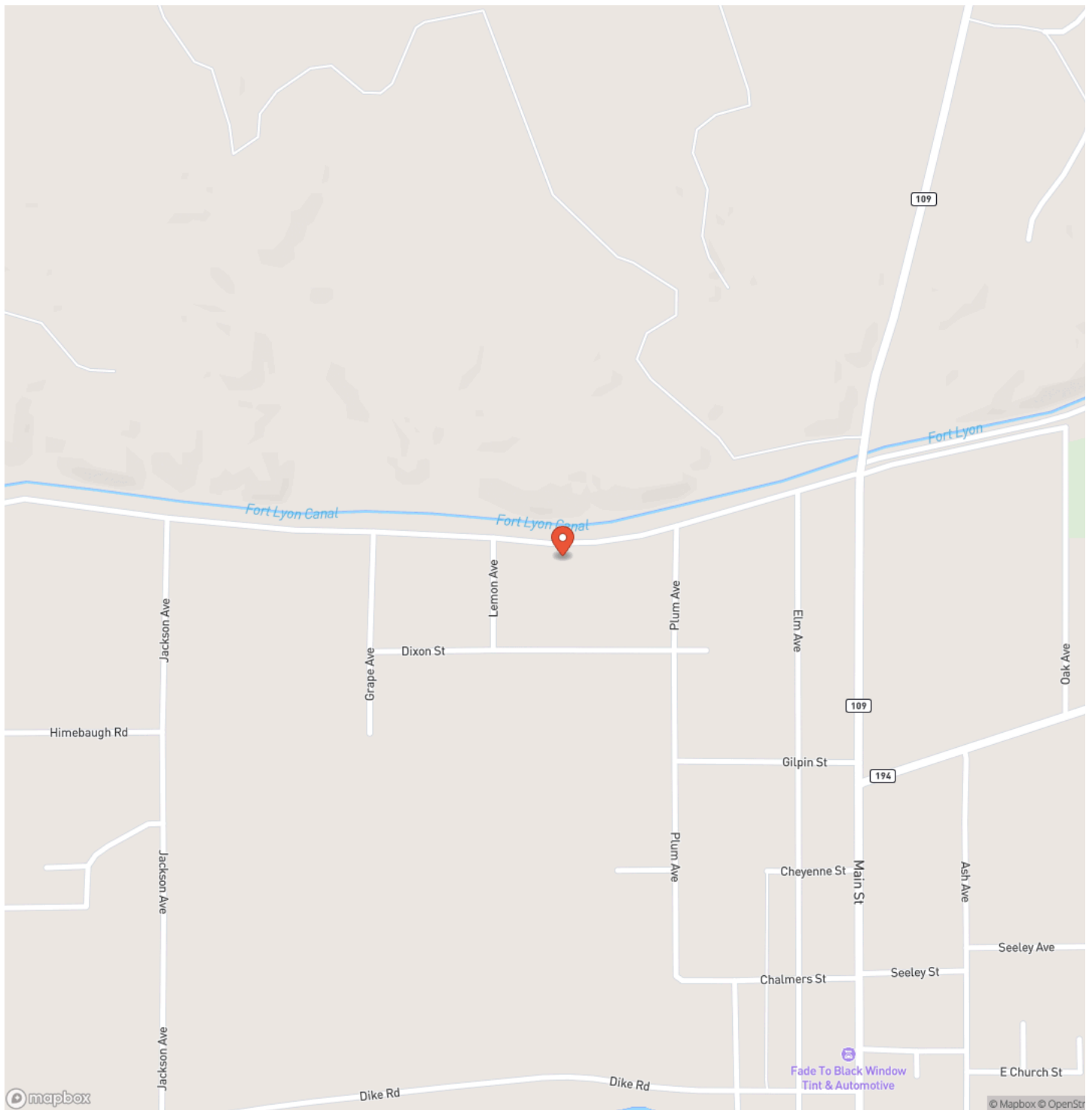
Southeast Colorado living means wide open skies, tight-knit communities, and a pace of life that reminds you what matters. If you've been looking for affordable acreage with real agricultural potential, **this one deserves a serious look.**

Water rights, tilled acreage, dual dwellings - priced to move and ready for your vision.

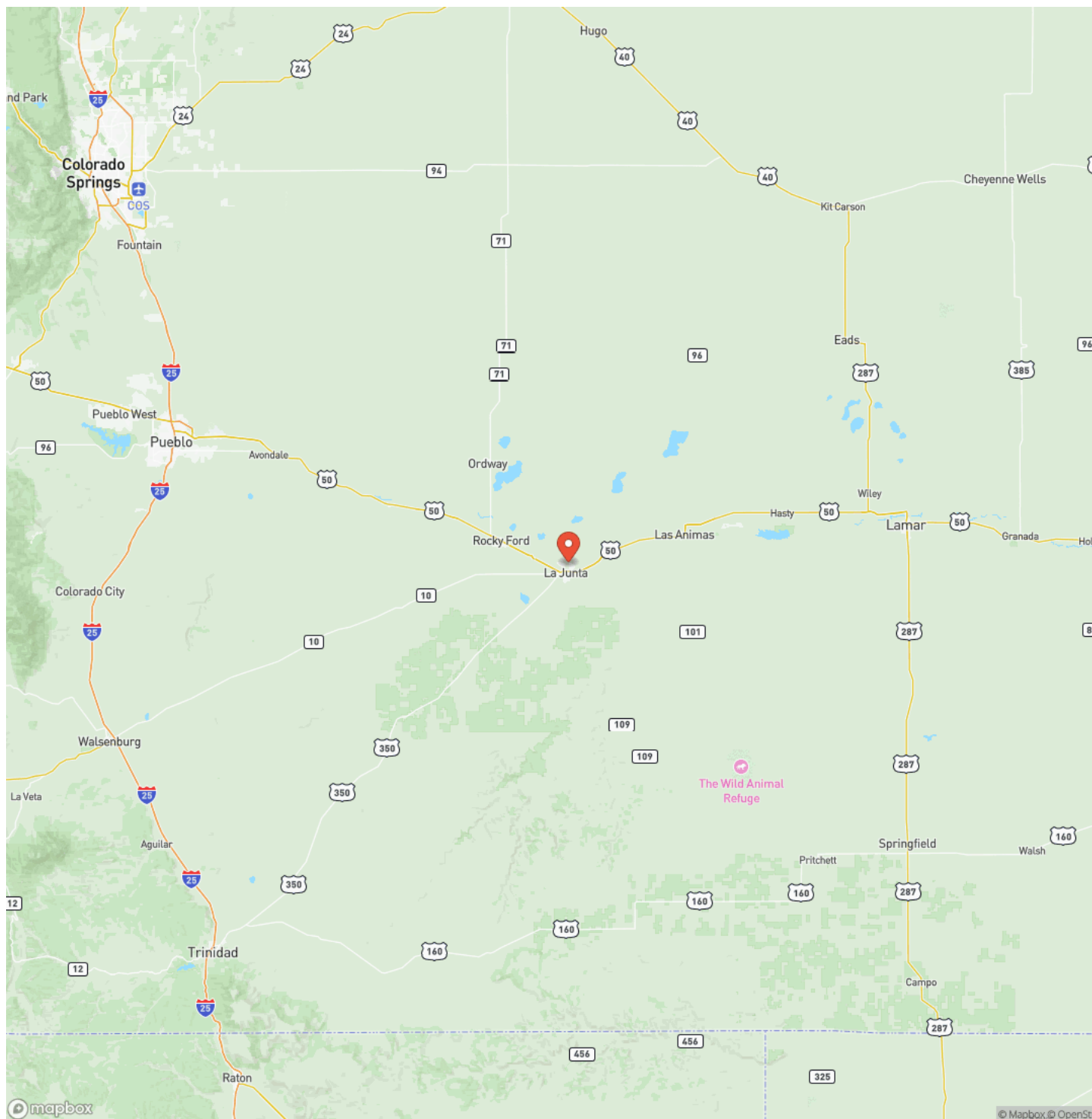
Small Acreage Cottage - 410 Canal Rd, La Junta
La Junta, CO / Otero County



Locator Map



Locator Map



Satellite Map



Small Acreage Cottage - 410 Canal Rd, La Junta
La Junta, CO / Otero County

LISTING REPRESENTATIVE

For more information contact:



Representative

Janet Corbin

Mobile

(719) 469-9496

Email

janet@greatplains.land

Address

314 Colorado Ave

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Buyer responsible for to confirm allowable usage, square footage, and acreage. Outbuildings may be dangerous. All parties should dress appropriately and use caution when entering. Square footage reflects square footage of both residential structures. 908 sf main house, 540 sf guest house. Unregistered yard well on premises.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>
