

**Updated Ranchette on 10± Acres in Parachute, CO**  
245 County Road 338  
Parachute, CO 81635

**\$649,999**  
10.02± Acres  
Garfield County



**Updated Ranchette on 10± Acres in Parachute, CO**  
**Parachute, CO / Garfield County**

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**SUMMARY**

**Address**

245 County Road 338

**City, State Zip**

Parachute, CO 81635

**County**

Garfield County

**Type**

Ranches

**Latitude / Longitude**

39.451968 / -107.98419

**Dwelling Square Feet**

966

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

10.02

**Price**

\$649,999

**Property Website**

<https://aspenranchrealestate.com/property/updated-ranchette-on-10-acres-in-parachute-co/garfield/colorado/94916/>



## Updated Ranchette on 10± Acres in Parachute, CO Parachute, CO / Garfield County

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### PROPERTY DESCRIPTION

#### **Beautifully Updated Ranch on 10 Acres — Fresh, Clean & Move-In Ready**

Enjoy peaceful country living in this updated 3-bed, 1-bath ranch home on 10 acres. With 966 sq. ft. of thoughtfully refreshed space, this home blends modern upgrades with wide-open room to grow.

Inside, you'll find **new butcher block countertops**, **new LVT flooring**, and **refinished hardwood floors**, giving the home a warm and modern feel. Fresh interior paint, **new lighting inside and out**, **new appliances**, and **updated electrical** make everyday living easy. Outside, recent improvements include **new siding**, **new windows**, and **new exterior doors**—a solid update from top to bottom.

The land is a standout feature. This is **irrigated ground** and includes **10 shares of Morrisania Mesa irrigation water**, offering great potential for gardening, livestock, or hobby farming. There is a dedicated garden area plus about **4 acres are fully fenced with an 8-ft game fence Provided by Colorado Parks & Wildlife**, ideal for animals or protecting your space. On top of that, there's an **RV hookup**, a **powered workshop**, and a **level site already prepared for a future shop or shed**. A **chicken coop** is ready to go, and a **decorative pond with water feature** add a peaceful touch to this property.

Whether you're starting a small homestead, looking for elbow room, or just want a quiet place with modern comforts, this property is ready for you.

#### **Property Highlights**

- 3 bedrooms | 1 bathroom | 966 sq. ft.
- 10 acres with 4 acres fenced (8-ft CPW game fence)
- **Irrigated property w/ 10 shares Morrisania Mesa irrigation water**
- New butcher block counters & appliances
- New LVT flooring + refinished hardwood
- Fresh paint, new lighting, updated electrical
- New siding, windows, and exterior doors
- RV hookup
- Powered workshop
- Level pad ready for shop/shed
- Chicken coop
- Decorative pond w/ water feature

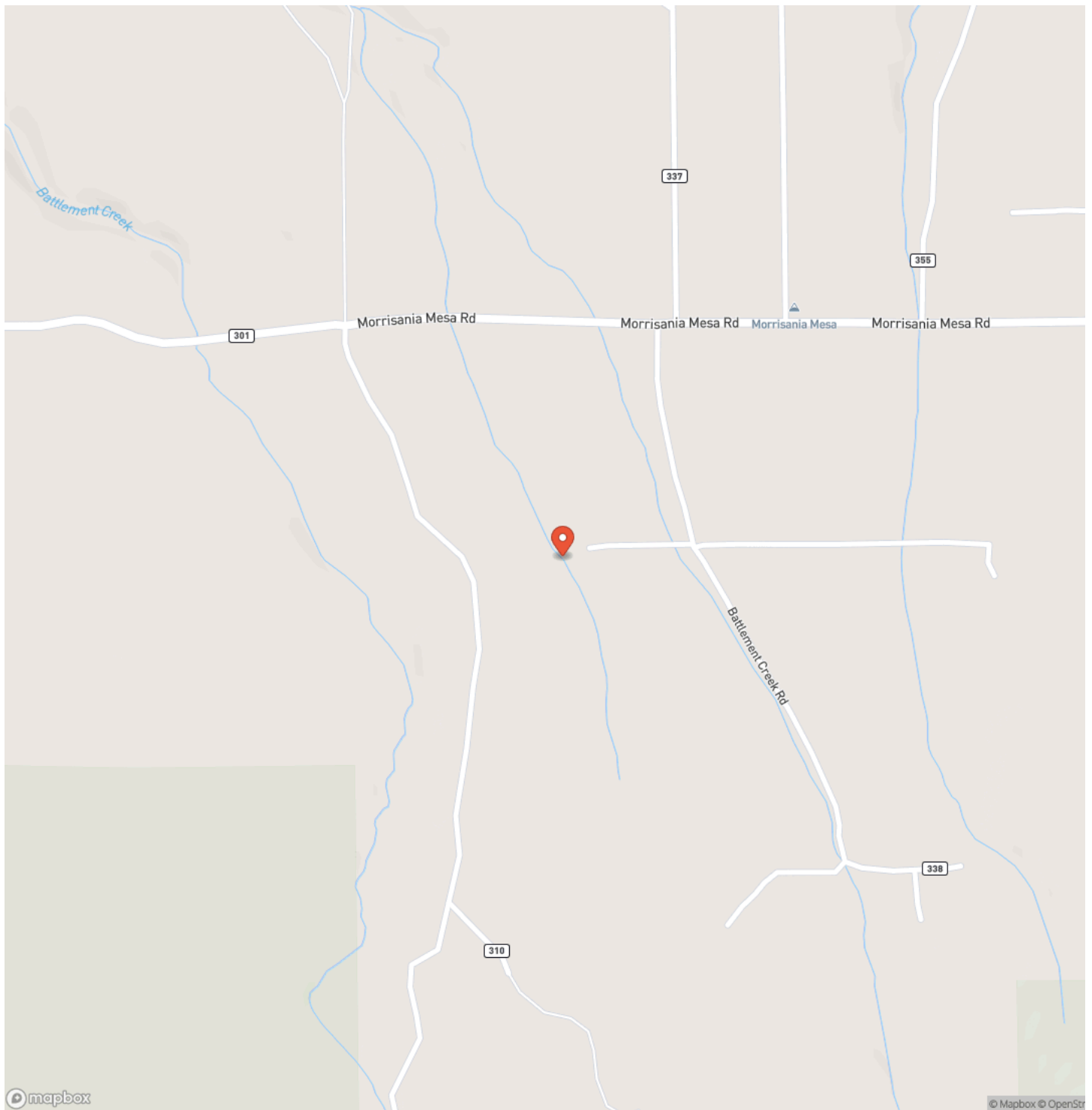
Move-in ready with room to build, grow, and enjoy.

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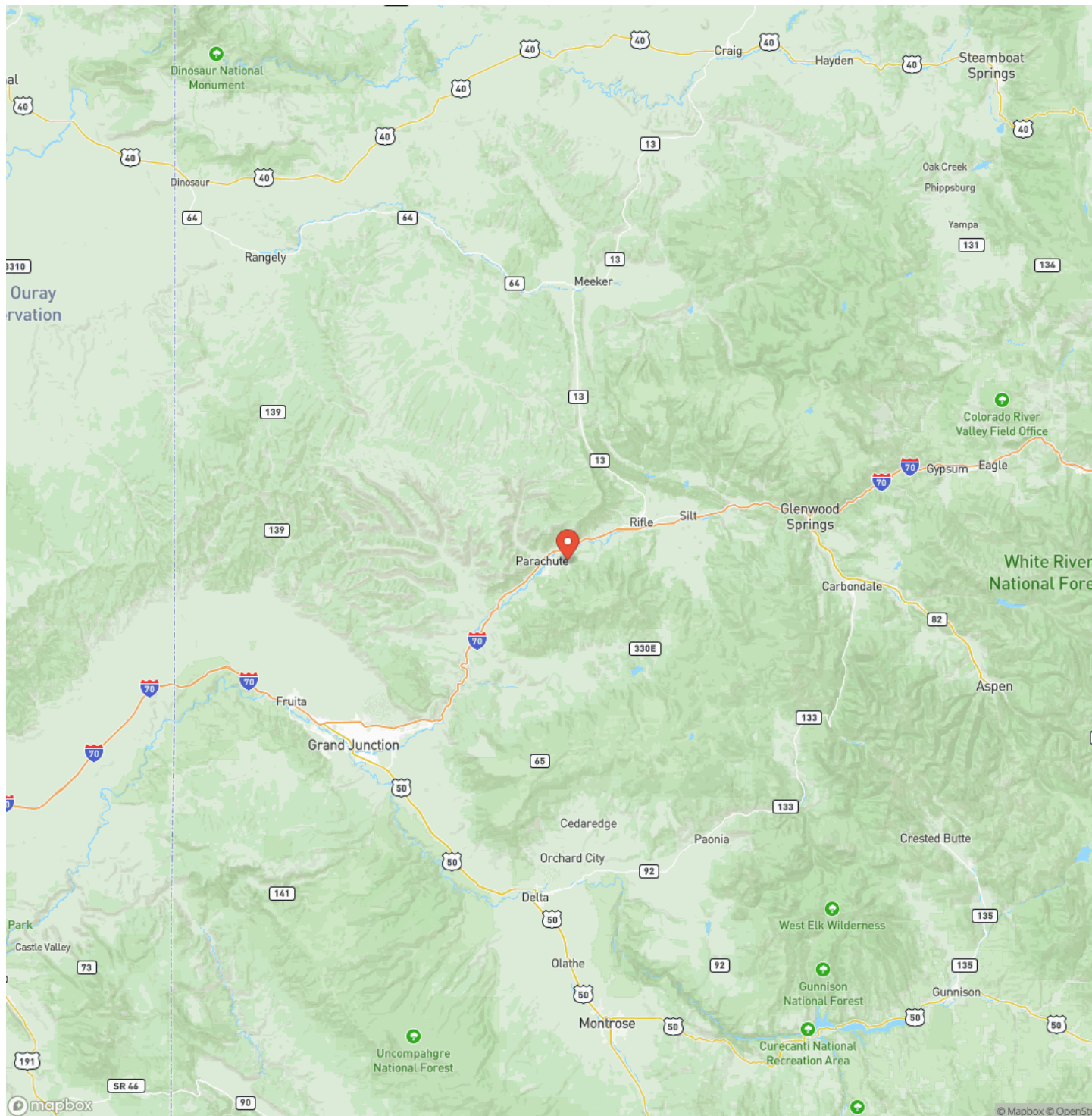
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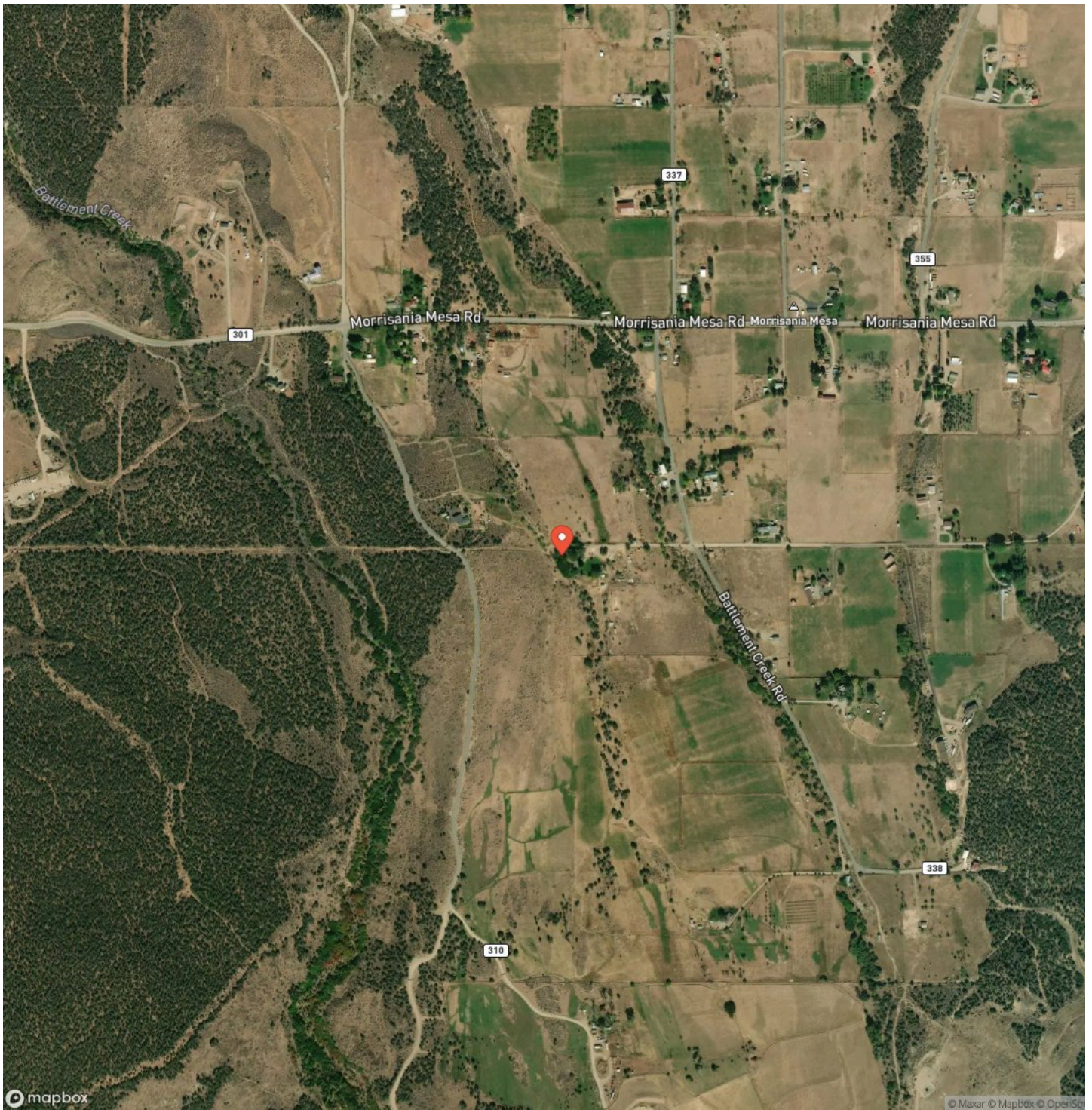
## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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