Rivendell Farm and Commercial Agriculture Center
3961 COUNTY ROAD 114
Glenwood Springs, CO 81601

$4,250,000
182.760± Acres
Garfield County







SUMMARY

Address
3961 COUNTY ROAD 114

City, State Zip
Glenwood Springs, CO 81601

County
Garfield County

Type
Ranches

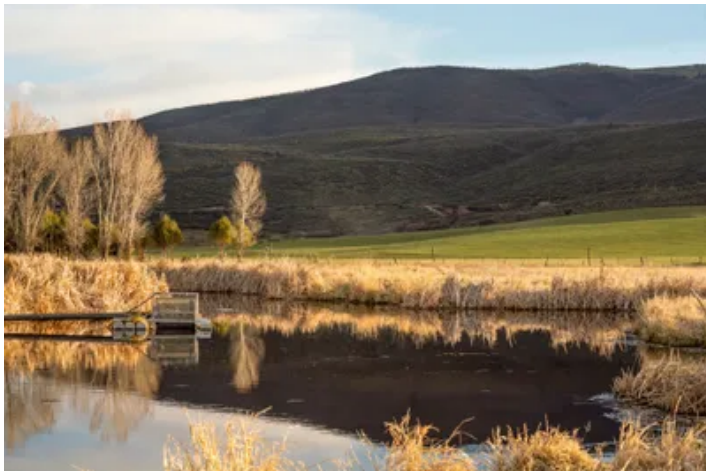
Latitude / Longitude
39.484302 / -107.227909

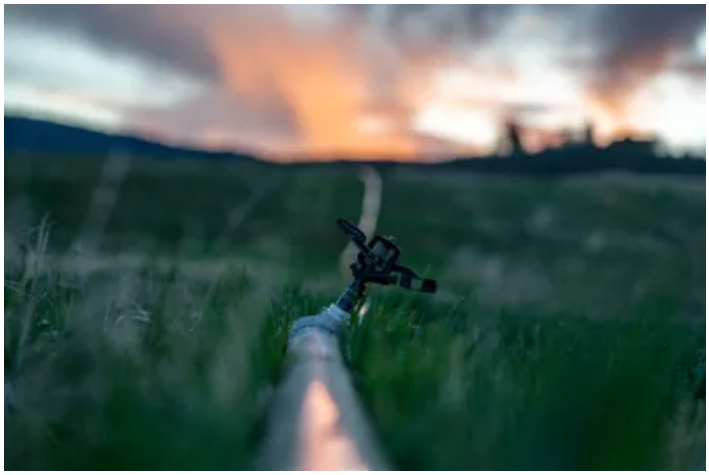
Taxes (Annually)
11251

Acreage
182.760

Price
$4,250,000

Property Website
https://greatplainslandcompany.com/detail/rivendell-farm-and-commercial-agriculture-center-garfield-colorado/103092/







PROPERTY DESCRIPTION

Rivendell Farm and Commercial Agriculture Center

History

This established, family-owned Colorado operation offers a prime opportunity to own a legacy of quality in the Roaring Fork Valley. For over 30 years, Rivendell Distribution has successfully grown high-altitude bluegrass sod specifically engineered for the Western Slope's challenging climate.

The business has evolved from a specialized farm into a diversified wholesale operation, providing a complete ecosystem of premium fertilizers, soil amendments, and industry-leading brands to a loyal client base of local customers, landscapers, golf courses, and nurseries. With recent infrastructure upgrades and a transition to holistic land management, the farm of 172 acres in the Aspen Valley Conservation easement, is able to shift from sod to additional revenue streams for performance and growth. Sod, grazing, hay and tree farming are a few options available for use on the farm. The current operator of Rivendell Distributing has a thriving business that occupies 2 acres of the 7.4 acre commercial agriculture parcel. The lease generates an average of 5,500.00 a month until July 2031. The remaining 5+/- acres may be used and developed under commercial agriculture zoning or split into commercial agriculture and 2.4=/- acres of residential.

The diversity of options available for this farm, coupled with the demand for commercial and residential land, creates a unique opportunity for prospective buyers. This is a chance to acquire an agriculturally based business, along with an income stream from a current operator under lease, and options to develop 5.4 acres as additional commercial land or spilt into a single residential home site. The history of the farm, its location, and potential invite opportunity. Schedule a visit to Rivendell Farm and see the beauty of the land for yourself!

Welcome to Rivendell Farm and Commercial Agriculture Center Now

The farm encompasses 180 +/- acres, including 150+/- acres of irrigated meadow. This property has a rich history of versatility and profitability. As you pull onto the property you encounter a thriving commercial operation with 6 buildings, all utilized as a working landscape distribution center. As you drive past this impressive operation, set on the 7.4 acre Farm Headquarters, you travel towards the heart of the farm which is the remaining 170+/- acres of Colorado Mountain meadows and fields. The farm was first operated as Rivendell sod farm that operated since the late 90's. The success of the sod farm comes from the layout of the land and the abundant water sources that pour onto the property year-round. There are 4 sources of water on the property that have helped produce over $1,000,000.00 in revenue a year in sod without ever running dry! Due to interest in preserving the soil, the owner diversified from sod tc hay, laying the foundations to produce up to 750 tons of high-quality hay annually.

Later in the life of the farm, it was used as a ranch, focusing on a finishing capacity of up to 100 head of cattle, fed with quality grass and clean water. Although the operations have quieted on the farm, the potential has not. The value of the land has remained strong, and the water continues to flow year after year from the senior water rights that run with the property. The 174+/- acres is part of the Aspen Valley Land Trust Easement which ensures no large scale development is possible and secures the natural beauty of the land and valley of its agricultural potential won't be lost.

Exceptional Water Rights

The farm's life blood is fed by some of the oldest adjudicated water rights in the region, with priority dates reaching back to 1889. This farm has senior water rights on the ditch with one other share being less than a 1/10. The primary water flows from an underground aquifer and is filtered through basalt rock as it runs year round through the property at an average of 50 degree Fahrenheit. The flow is constant, adjudicated, perfected and senior.

A year-round natural spring feeds four ponds and secures more than three CFS of water, ensuring sufficient resources for irrigation, habitat, and future improvements. This second spring also feeds the main house which was used to staff employees. The home is currently in need of repair and would be best recycled and rebuilt. 2 other wells exist on the property to supply the commercial

distribution operation and to fill holding ponds. These rights create a fire-resilient, drought-proof landscape - a rarity among Colorado properties.

A Working Landscape with Multiple Income Streams

Beyond its agricultural foundation, the property supports diversified revenue streams

- **Warehouses with long-term tenants** that provide stable lease income for the next five years.
- **An additional 6000+/- sqft warehouse** to be rented or utilized for farm and ranch operations
- **Building Right** where the existing ranch house exists. It is recommended that the current home be recycled and rebuilt. Rebuilding the home on or near its current location can provide an additional income stream for rentals, employees, or build equity as your primary home on the farm while enjoying the sweeping views of Mount Sopris.
- **Lease the Land** to a hay operation if you aren't interested in haying field yourself or to finish cattle, or other operations.
- **Hunting** due to the reliable, clean water source and alfalfa that grows around the property, elk and mule deer have made this property their home. Because the property exceeds 160 contiguous acres, it qualifies for Colorado's coveted Landowner Preference Program, offering transferable big game hunting tags.

Hunting Opportunities with Landowner Advantages

Combined with irrigated meadows and reliable water attracting elk and mule deer daily, this property offers exceptional sporting value in addition to its investment appeal.

This combination of agricultural production, commercial leases, residential potential and hunting makes this property a solid investment in the Roaring Fork Valley.

Market Positioning in the Roaring Fork Valley

Recent sales in the area show vacant 35-acre parcels trading between $1 million and $1.6 million. Many properties do not have water rights, income opportunity, or the ability to increase the value of the land or scale the agriculture opportunities that run with the land. Spring Valley Hay Farm and Commercial combines multiple income streams, historic water rights, unlimited water, recreational value, while being minutes from Carbondale and Glenwood Springs. It's location is positioned minutes from the ever growing Colorado Mountain College, 30 minutes from the favorite local Sunlight ski resort, 20 minutes from shopping and grocery stores and within 45 minutes of Aspen, which offers world-class skiing.

Profit Opportunities

Income Potential: All the below items can be utilized concurrently for a total of 123,00.00 a year of gross revenue.

Cattle Grazing: 15,000.00 for 3 months of grazing

- 100 head of cattle alternating between 3 fields for 3 months @ 50.00 a head

Hay farming: 22,000.00 for 2 cuttings from May-ish to October-ish

- 110 tons from two sections land at 200.00 a ton

Hunting Lease: 20,000.00 a year

- Private land use tags can be used with a private guide

Current Lease holder/ Rivendell Distributing Operator: 66,000.00/year avg for 5 years

- Lease holder has a five-year lease on 2 acres of the 7.4 acre comm ag parcel

Key Takeaways

Rivendell Farm is offered at an amazing price this season and we encourage you to come and see it to believe it. Combining its agricultural productivity, commercial lease income, sporting appeal, and unmatched water resources, this is more than just a property, it is a secure, appreciating investment in one of Colorado's most desirable valleys. For buyers seeking a balance of lifestyle and financial performance, Rivendell stands as a compelling opportunity





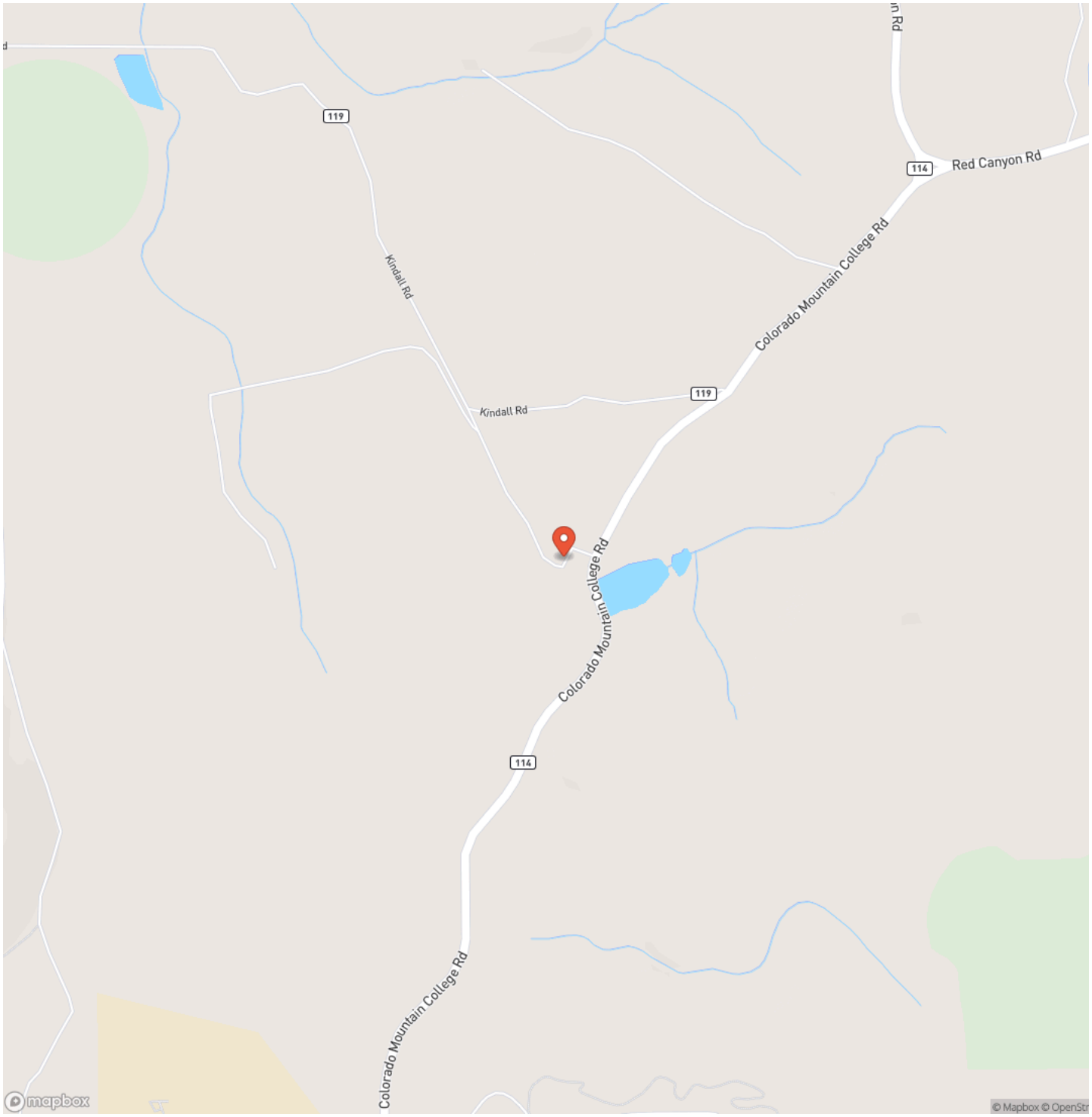








Locator Map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Colorado Mountain College Rd
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Red Canyon Rd
Colorado Mountain College Rd
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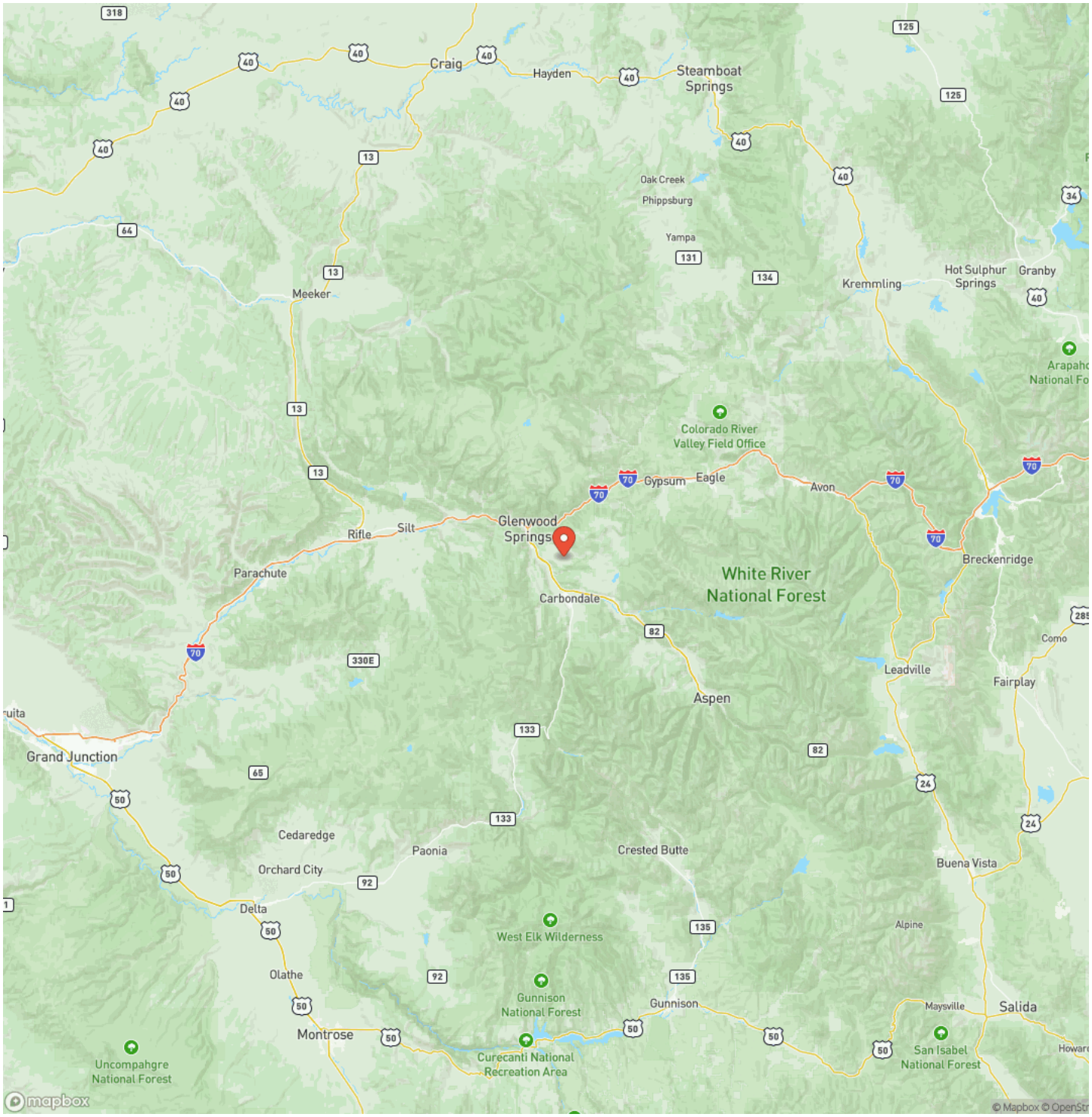
Locator Map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Hayden
Steamboat Springs
Oak Creek
Phippsburg
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Meeker
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Granby
Colorado River Valley Field Office
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Avon
Rifle
Silt
Glenwood Springs
Parachute
White River National Forest
Carbondale
Breckenridge
Aspen
Leadville
Fairplay
Como
Grand Junction
Cedaredge
Paonia
Crested Butte
Orchard City
Buena Vista
Delta
West Elk Wilderness
Alpine
Olathe
Gunnison National Forest
Gunnison
Maysville
Salida
Montrose
Uncompahgre National Forest
Curecanti National Recreation Area
San Isabel National Forest
mapbox

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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