

**Cedaredge, Colorado – Off-Grid Grand Mesa Property
for Sale**
Parcel 3 W Elk View Drive
Cedaredge, CO 81413

\$135,000
35± Acres
Delta County



Cedaredge, Colorado – Off-Grid Grand Mesa Property for Sale

Cedaredge, CO / Delta County

SUMMARY

Address

Parcel 3 W Elk View Drive

City, State Zip

Cedaredge, CO 81413

County

Delta County

Type

Undeveloped Land, Recreational Land

Latitude / Longitude

38.9658 / -107.9906

Acreage

35

Price

\$135,000

Property Website

<https://aspenranchrealestate.com/property/cedaredge-colorado-off-grid-grand-mesa-property-for-sale-delta-colorado/112452/>



PROPERTY DESCRIPTION

35± Acre Mountain Cabin Parcel Near Cedaredge, Colorado - Off-Grid Grand Mesa Property for Sale

Escape to the sunny southern slope of the Grand Mesa with this 35± acre mountain parcel located just northwest of Cedaredge, Colorado. Set within the well-maintained High Park Road Association, this covenant-protected lot offers the privacy, views, and solar exposure that make it an ideal canvas for an off-grid mountain cabin. With gated access, a maintained gravel road, and a quick 20-minute drive to town, this property blends true mountain seclusion with everyday convenience-perfect for buyers searching for a recreational retreat, weekend getaway, or a place to build their dream cabin in western Colorado.

Prime Location on the Southern Slope of the Grand Mesa

The parcel sits on the sunny south side of the Grand Mesa, the largest flat-top mountain in the world, home to more than 300 alpine lakes and hundreds of thousands of acres of public land. Positioned northwest of Cedaredge, the property is quiet and private yet only about 20 minutes from town, where you'll find groceries, dining, a golf course, and everyday services. Cedaredge serves as the "Gateway to the Grand Mesa," offering year-round access to fishing, hiking, hunting, snowmobiling, and cross-country skiing-with the scenic Grand Mesa Byway and Grand Mesa National Forest just up the mountain.

Southern-Facing Land Built for Off-Grid Living

This southern-facing lot enjoys excellent solar exposure, making it especially well-suited for an off-grid setup. There is currently no well or septic on the property, so a buyer would develop utilities as part of their build-an ideal scenario for a self-sufficient, solar-powered cabin designed to take full advantage of the abundant sunshine. The southern slope location also means milder weather than higher-elevation mountain parcels, extending the seasons you can comfortably enjoy the property.

Access, Privacy, and a Well-Maintained Subdivision

Access is easy year-round via a maintained gravel road, and the community's locked gate keeps the area private, quiet, and secure. As part of the High Park Road Association, the subdivision is thoughtfully maintained, protecting both road quality and the character of the neighborhood through its covenants. Buyers gain the peace of mind that comes with an established, well-kept mountain community while still enjoying the seclusion of 35 acres to call their own.

Building Guidelines and Covenants

The property's covenants are designed to preserve quality and consistency throughout the subdivision. The guidelines allow for two residential structures on each parcel: a main cabin of good workmanship measuring over 600 square feet, and a guest cabin over 300 square feet. This flexibility makes the parcel a great fit for a primary mountain cabin with additional space for guests, family, or a bunkhouse-perfect for hosting during hunting season or summer trips to the mesa.

Endless Grand Mesa Recreation at Your Doorstep

Living here means world-class outdoor recreation is always close by. The Grand Mesa National Forest offers exceptional trout fishing across its 300-plus lakes, big-game hunting for elk and mule deer, miles of hiking and ATV trails, and winter recreation including skiing at nearby Powderhorn Mountain Resort and extensive cross-country ski and snowmobile trails. Whether you're looking for a hunting basecamp, a recreational property, or a quiet off-grid homestead, this 35± acre parcel puts the best of the Western Slope right outside your door.

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

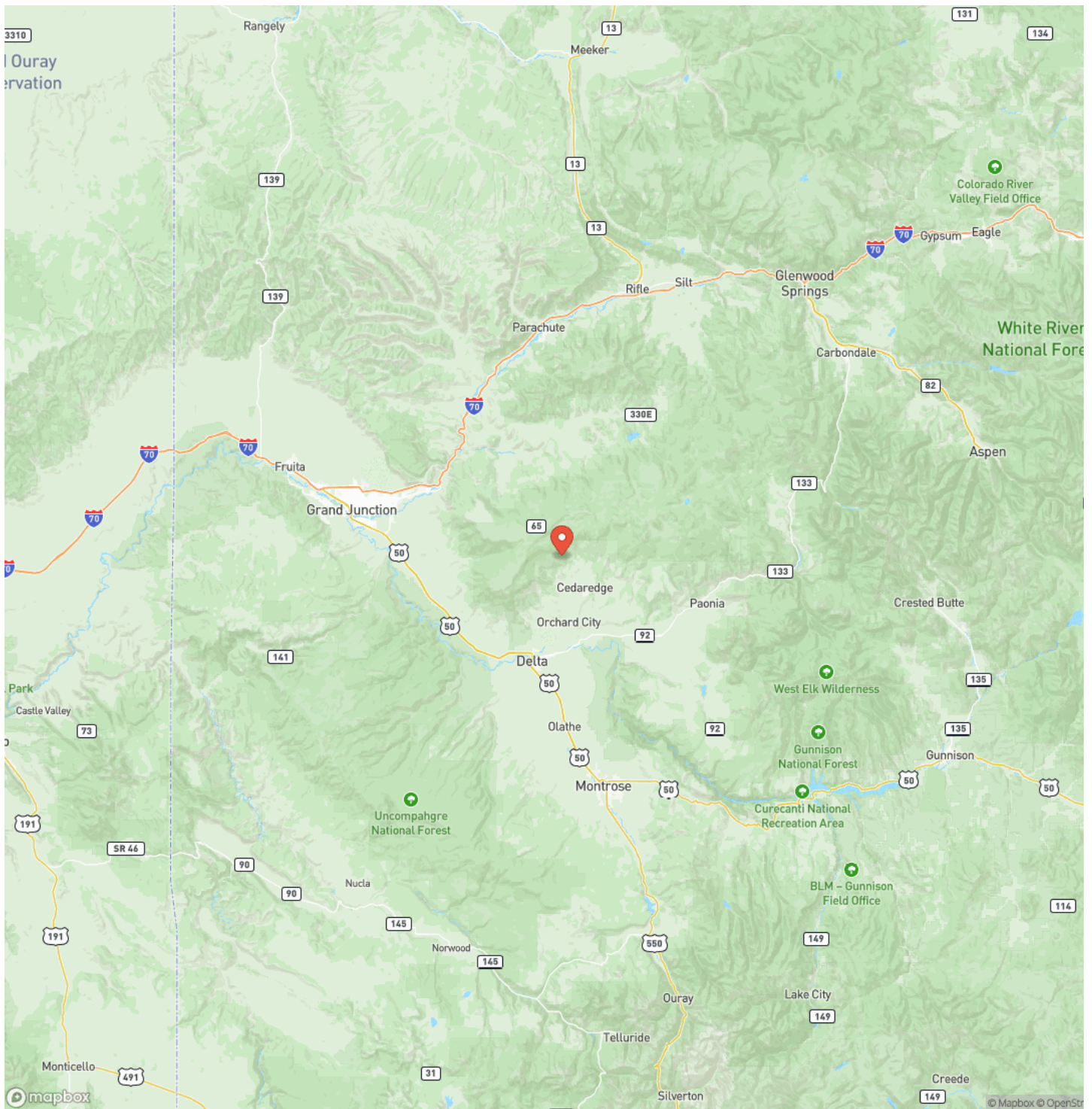
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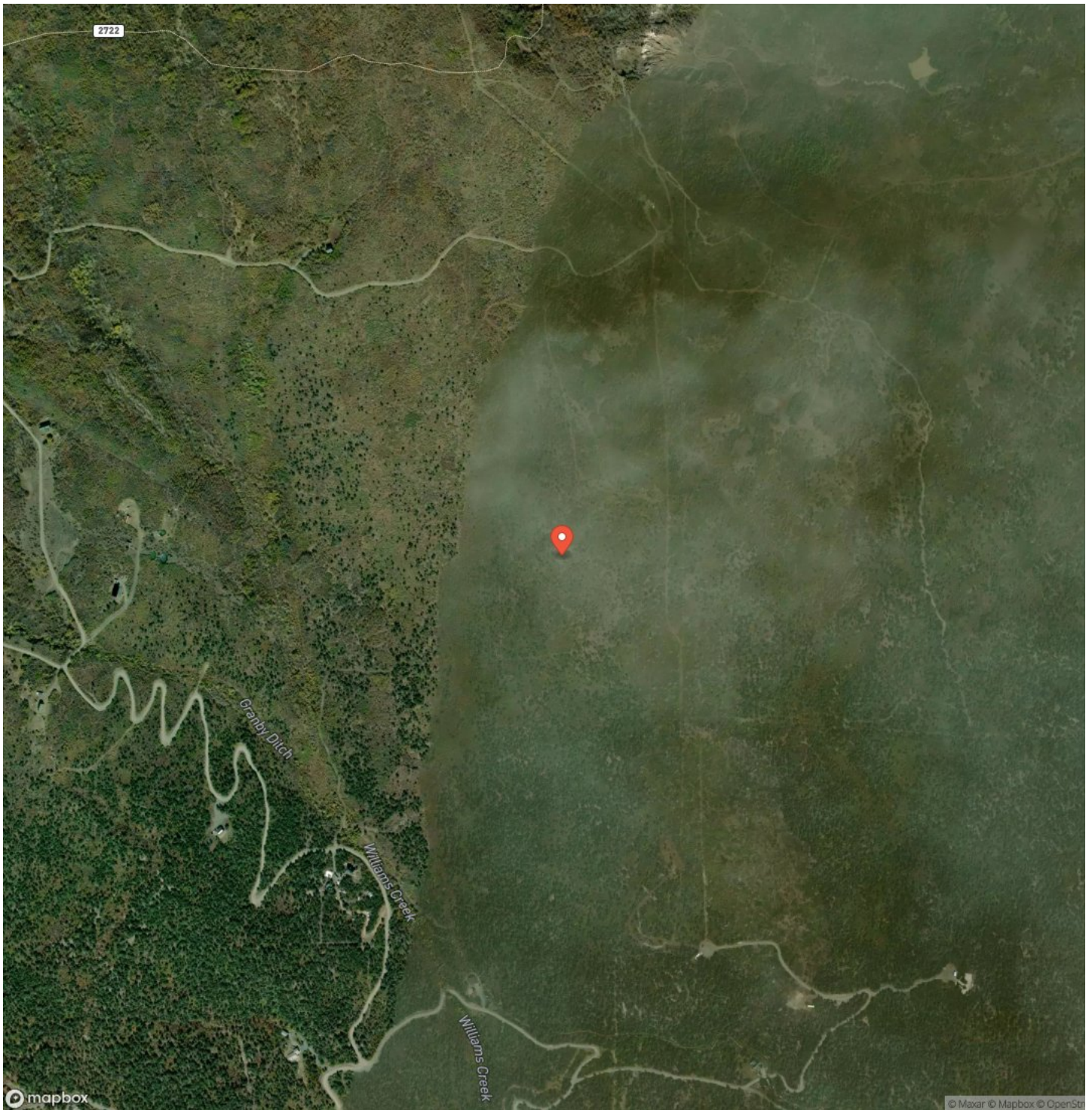
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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

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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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