

Mcintyre Ranch
1710 M Rd
Fruita, CO 81521

\$875,000
38.06± Acres
Mesa County



Mcintyre Ranch
Fruita, CO / Mesa County

SUMMARY

Address

1710 M Rd

City, State Zip

Fruita, CO 81521

County

Mesa County

Type

Residential Property, Horse Property, Single Family

Latitude / Longitude

39.193601 / -108.737459

Taxes (Annually)

\$912

Dwelling Square Feet

1,086

Bedrooms / Bathrooms

2 / 1

Acreage

38.06

Price

\$875,000

Property Website

<https://aspenranchrealestate.com/property/mcintyre-ranch/mesa/colorado/83148/>



PROPERTY DESCRIPTION

Incredible opportunity to own a productive 38.06-acre property in Fruita, CO, featuring approximately 32 irrigated acres and a charming early 1900s farmhouse. This versatile property is perfect for agricultural use, investment, or anyone looking to enjoy peaceful rural living with direct access to Western Colorado's top-tier outdoor recreation.

The land produces approximately 4.5–5 tons of grass hay per acre annually, supported by 40 shares of Grand Valley Irrigation Water—a highly valuable resource for consistent, high-yield farming.

The 1,068 sq/ft farmhouse, built in 1902, offers 2 bedrooms and 1 bathroom, blending vintage charm with key updates:

- New windows (6 years ago) for improved energy efficiency
- Attic re-insulated (6 years ago) to reduce energy costs
- Modernized bathroom (4 years ago)
- Enclosed and finished front porch, converted into a functional bonus room—ideal for an office, den, or mudroom

Recreation is Right at Your Doorstep:

Fruita is a renowned hub for outdoor adventure, and this property is ideally positioned to take full advantage of it all:

- **Colorado National Monument** – Towering red rock canyons, hiking, road biking, and wildlife viewing just minutes away
- **Kokopelli and 18 Road Trail Systems** – World-famous singletrack mountain biking and trail running destinations
- **Colorado River & Riverfront Trail System** – Perfect for kayaking, paddleboarding, fishing, and scenic cycling
- **Highline Lake State Park** – Boating, swimming, water skiing, birdwatching, and year-round camping
- **Public Lands & BLM Access** – Ideal for hiking, off-roading, target shooting, and horseback riding
- **Hunting** – Easy access to GMU Units 21, 30, 40, and 41, all known for trophy mule deer, elk, and upland game
- **The Grand Mesa** – Less than an hour away, this high-elevation paradise is the largest flat-topped mountain in the world, offering alpine lakes for fishing, hiking and ATV trails, brilliant fall foliage, and skiing at Powderhorn Mountain Resort

Nearby Conveniences & Shopping:

While the property offers serene country living, you're never far from modern amenities. Just 20 minutes away, **Grand Junction** provides a full range of shopping, dining, and services:

- **Mesa Mall** – The region's largest retail center, featuring national retailers like Target, Cabela's, Dillard's, and Hobby Lobby
- **Historic Downtown Grand Junction** – A vibrant pedestrian-friendly area with boutique shops, restaurants, art galleries, and farmers markets
- **Big-box Stores & Grocery Options** – Including Costco, Lowe's, Home Depot, Walmart, Sprouts, Natural Grocers, and more
- **Healthcare & Services** – Access to top-rated medical facilities, veterinary clinics, financial institutions, and professional services

Additional Property Highlights:

- Fenced pasture area—ideal for livestock, horses, or rotational grazing

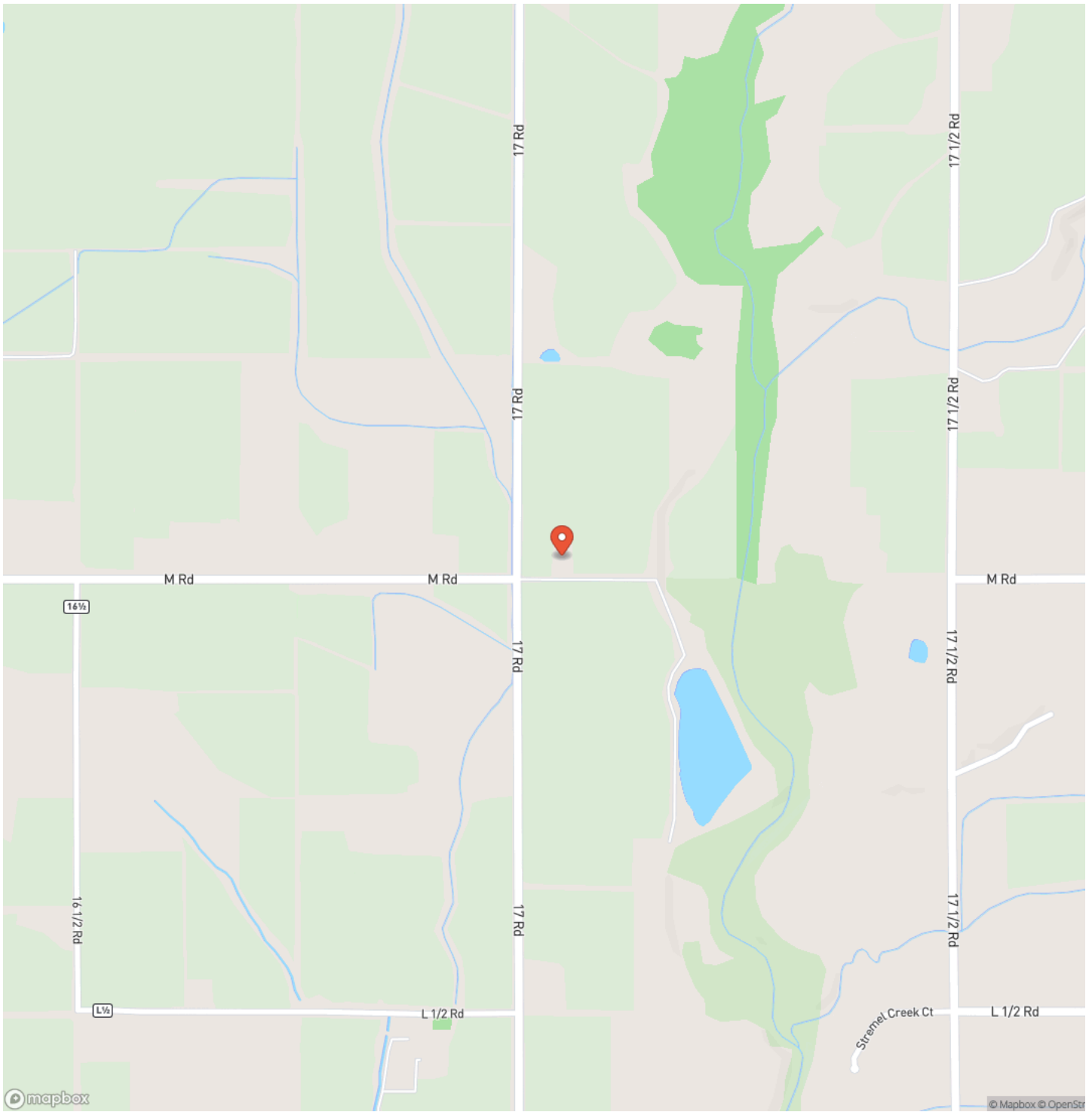
- Plenty of space for outbuildings, barns, RV storage, or a second home (subject to county approval)
- Quiet rural setting just 10 minutes from Fruita's welcoming downtown and schools
- Easy access to I-70 and Grand Junction Regional Airport for convenient travel or business needs

Whether you're looking to grow your agricultural portfolio, establish a scenic homestead, or invest in versatile land surrounded by some of Colorado's best recreation and amenities, this Fruita property offers a truly unique opportunity. It's a rare blend of productivity, privacy, and proximity to adventure and modern convenience.

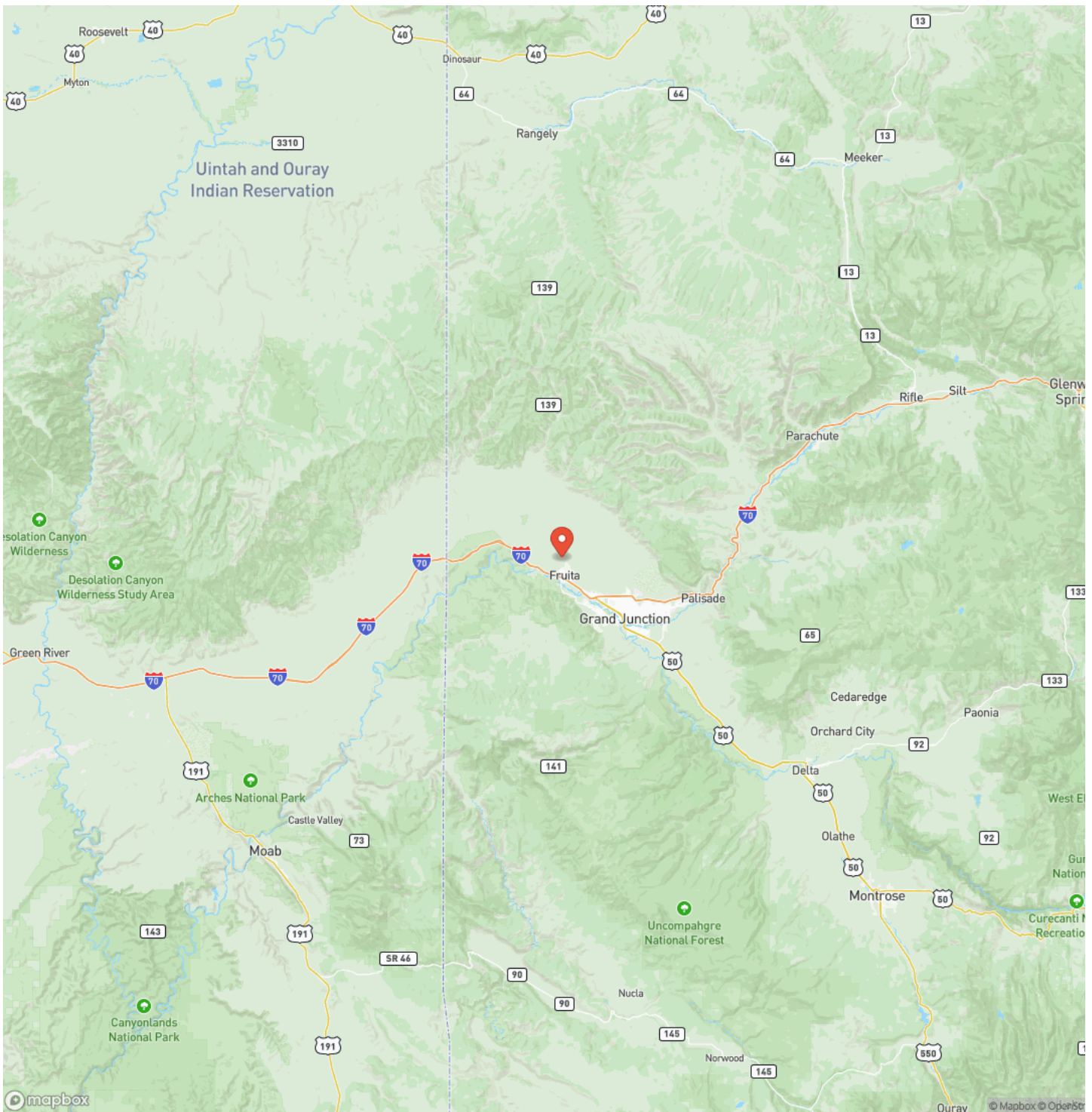
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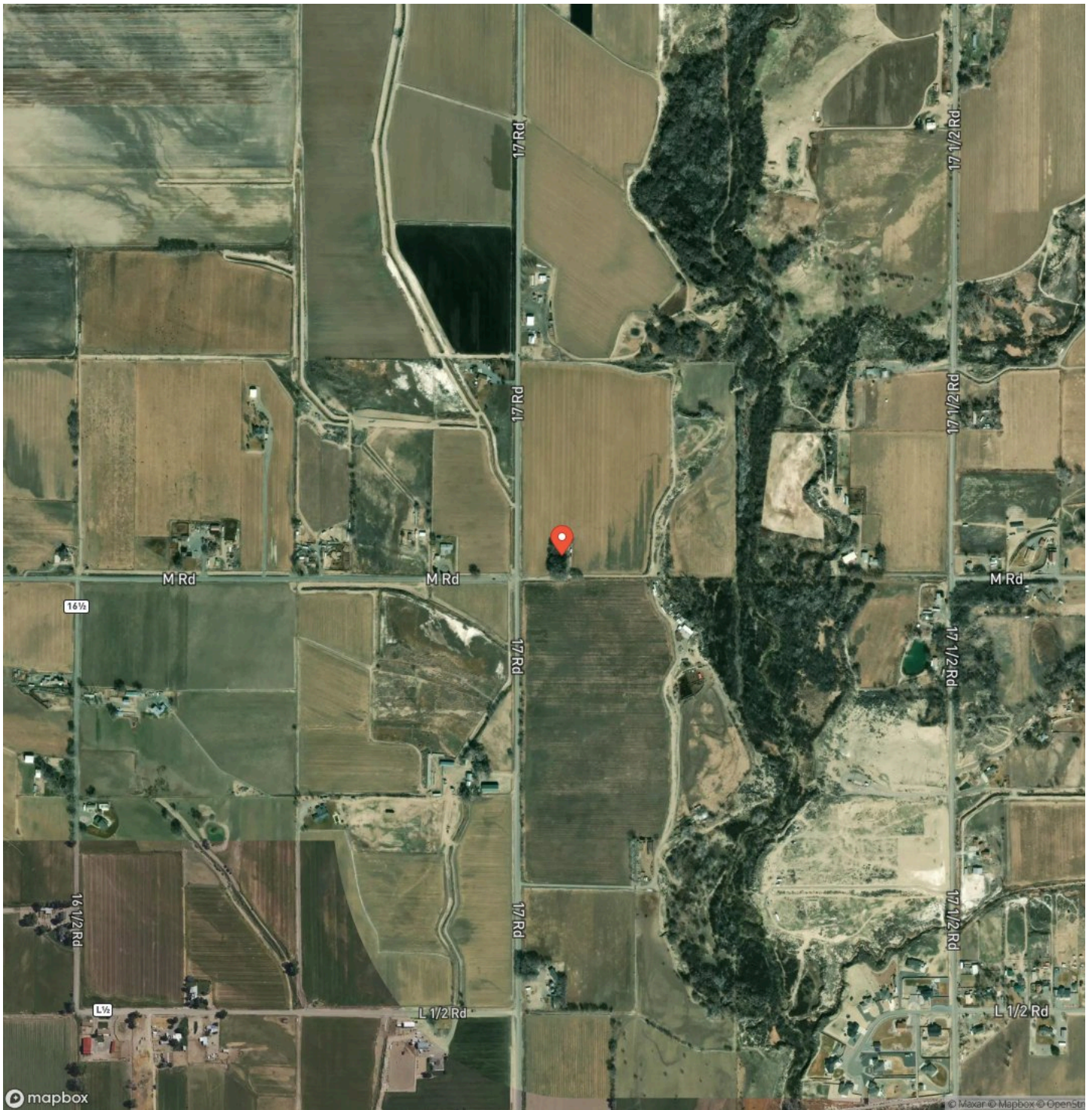
Locator Map



Locator Map



Satellite Map



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United Country Colorado Brokers
32145 L Road
Hotchkiss, CO 81419
(970) 250-9396
aspenranchrealestate.com
