

Western Colorado tree farm and country home for sale
9001 2100 Road
Austin, CO 81410

\$1,900,000
37.830± Acres
Delta County



**Western Colorado tree farm and country home for sale
Austin, CO / Delta County**

SUMMARY

Address

9001 2100 Road

City, State Zip

Austin, CO 81410

County

Delta County

Type

Farms, Single Family, Commercial, Business Opportunity

Latitude / Longitude

38.786049 / -107.97341

Dwelling Square Feet

1496

Bedrooms / Bathrooms

2 / 2

Acreage

37.830

Price

\$1,900,000

Property Website

<https://aspenranchrealestate.com/property/western-colorado-tree-farm-and-country-home-for-sale-delta-colorado/111949/>



Western Colorado tree farm and country home for sale Austin, CO / Delta County

PROPERTY DESCRIPTION

Income-producing Colorado tree farm with new custom home, extensive water rights

Offered for sale is an intriguing Western Colorado country home with productive acreage that offers an excellent income stream from a producing tree farm, hay operation and orchard. Situated on a sunny mesa northeast of Delta, Colorado, this 37-acre parcel has excellent water rights to serve the 2,500 market-ready trees that are offered with the property. Surrounded by an 8-foot game fence to protect the trees, garden and orchards, the land has deep soils and a sunny aspect to provide maximum growth.

Newly built custom home for sale with luxury finishes, wrap-around porches and privacy

The centerpiece of this property is a beautiful custom home finished in 2026, featuring wrap-around post-and-beam Douglas fir porches on all four sides, beautiful stone fireplace, high-end appliances, oversized bathrooms and walk-in closets, 6-panel pine doors, custom blinds, and stunning granite countertops. The interior of the 2-bedroom, 2-bath home is 1,496 square feet, with one suite upstairs and the other suite downstairs. The porches account for a total of 1,782 square feet. Outside, there are 110 newly planted large-diameter trees that create both shade and privacy and are supported by a drip irrigation system to make sure that they thrive, as well as a garden area and a secluded hot tub pad. This Platinum Series hot tub is top of the line, accommodates six people and has numerous therapy seats.

Landscaping trees are in high demand in Western Colorado-and these are ready for market!

Landscaping contractors, landscape architects and homeowners in Colorado ski towns and resort communities are constantly on the search for quality trees in certain sizes. Certain varieties, such as Colorado Blue Spruce, Austrian Pine, Lanceleaf Cottonwoods, Narrowleaf Cottonwoods (both are hybrid cottonless varieties), Newport Flowering Plums, Locusts, Aspens and a wide variety of fruit trees such as Bing and Stella cherries, Honeycrisp, Gala, Fuji, Red Delicious, and Granny Smith apples. There are also Bartlett and Seckel pear, Tilton apricots and more. Deciduous trees (Leafy) are sold by the "caliper inch"-when measured with a tree caliper, the price is calculated by the thickness of the trunk. In resort towns such as Aspen and Crested Butte, quality trees can fetch \$100-\$150 a caliper inch, meaning that a tree with a 3" trunk could be worth over \$450. Coniferous trees (Pines) are sold by the foot of height. There are hundreds of Blue Spruce both dug and "healed in" ready for sale and actively growing in the field. This property has 2,500 such trees, so do the math! There is over \$1,000,000 in inventory that is growing larger every day. Not only that, the total capacity of the property is a total of 15,000 trees. Currently part of the field is in quality grass-alfalfa hay, while other sections are fallow and ready for development. The location of this property is ideal to serve several large tree markets-Grand Junction, Telluride, Ridgway, Aspen, Snowmass, Glenwood Springs, Basalt, Carbondale, Gunnison, and Crested Butte are all within a 2-hour radius of the farm.

Colorado tree farm and orchard has irrigation system with good water rights

There is an existing gated pipe irrigation system currently in use and an engineered drip irrigation system ready to install for efficient growing conditions. Water is everything in western Colorado, particularly on a dry year such as we're experiencing, and this property is well set with quality water rights. This 37.83-acre property has 36.5 shares of Orchard City Irrigation District water and 5 shares of Marcott Park Reservoir and Ditch. Water can be released through an "on call" basis, allowing for strategic distribution over the growing season. Currently the seller is irrigating through flood irrigation by furrows. However, a new \$25,000 concrete distribution box has been installed at the top of the property, with plans drafted and a contract in place for an engineered drip irrigation system through the Natural Resources Conservation Service (NRCS). Domestic water is through Orchard City and the property is on a septic system.

Farm implements offered with sale of Colorado tree farm include:

1) 2024 Bobcat 85-hp track loader

2) 36-inch Dutchman tree spade

3) 2) 40-foot "single tripper" Con-Ex boxes for storage

4) numerous implements for the track loader, including pallet forks & hydraulic forks

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

luger drive with 24" and 9" bits

brush cat/brush hog for weed mitigation/maintenance

Durango fifth-wheel camper that can accommodate extra guests or act as a caretaker's residence.

Colorado tree farm has infrastructure for additional homesites, expansion of operations

Besides the ample irrigation waters, the owner has strategically placed six "frost free" hydrants around the property for supplemental watering and use around the house, camper, gardens and private orchard. A 1-inch water tap is installed and ready to provide water around the farm. This allows for six dwelling structures to be built on the property and access to 40,000 gallons of water for future development. Beside the water infrastructure, there are also 2 transformers set to accommodate the house, trailer and future pump station. Fiber optic is currently run to the house and camper with 2,000 Mbps (2- Gbps) download speeds to accommodate all of your communications and entertainment needs.

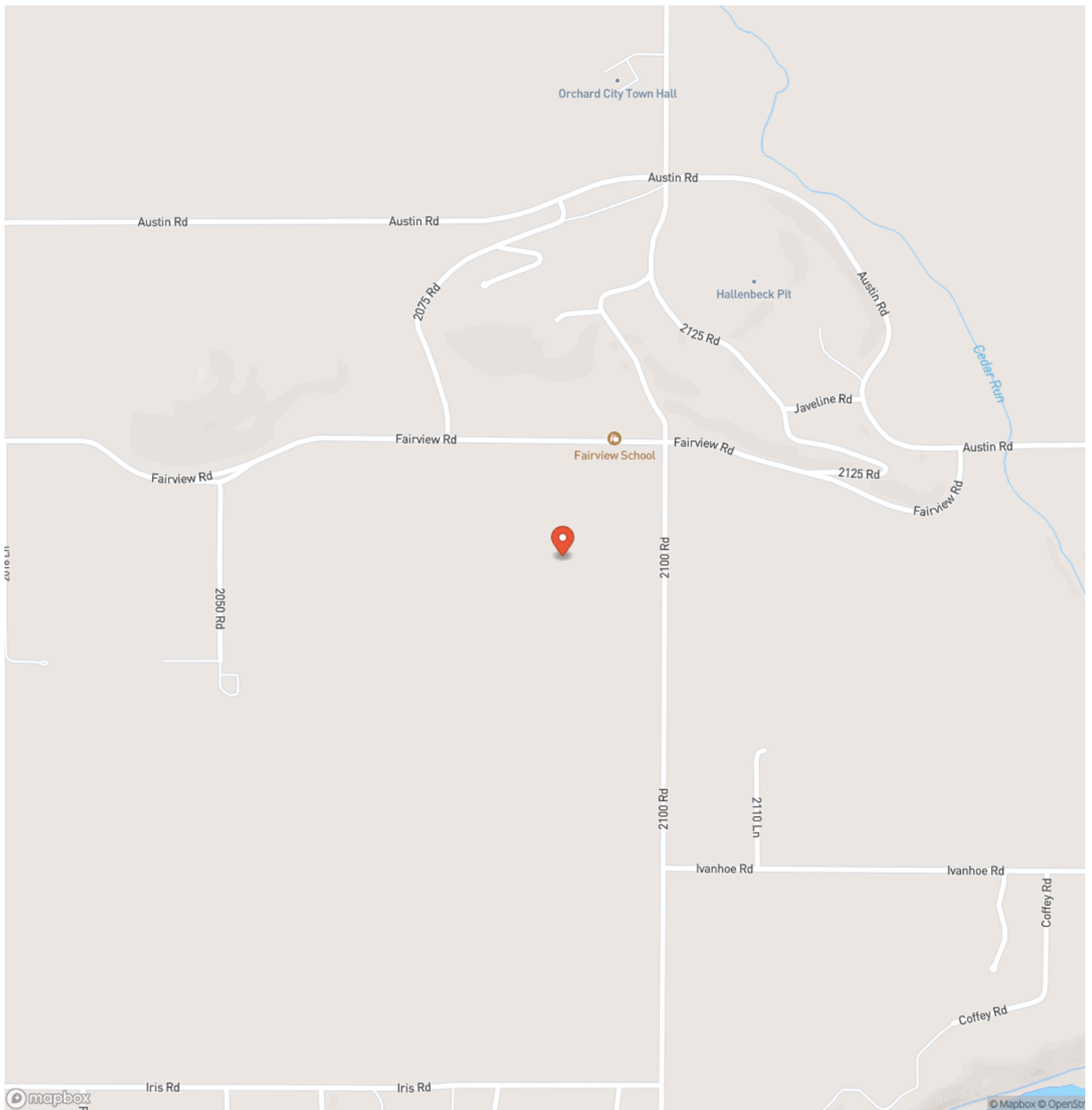
Outstanding recreation opportunities from this Colorado country home for sale

This property is located in a very quiet agricultural area with views to the Uncompahgre Plateau, the Mount Sneffels Wilderness Area and the West Elk Mountains. It is also just 5 minutes from the Gunnison River with world class "Gold Medal" trout fishing. Powderhorn Ski Resort is a half hour away offering some world class ski runs. Rafting, horseback riding, hiking, mountain biking, 4-wheeling, big game hunting-it's all within minutes of this property. It is also located 10 minutes from the Delta County Hospital, WalMart, Safeway, City Market, Big O Tires, Les Schwab Tires, Ace Hardware, Tractor Supply and numerous other shops and restaurants. Away from city lights, the stars are amazing while soaking in your new hot tub at night.

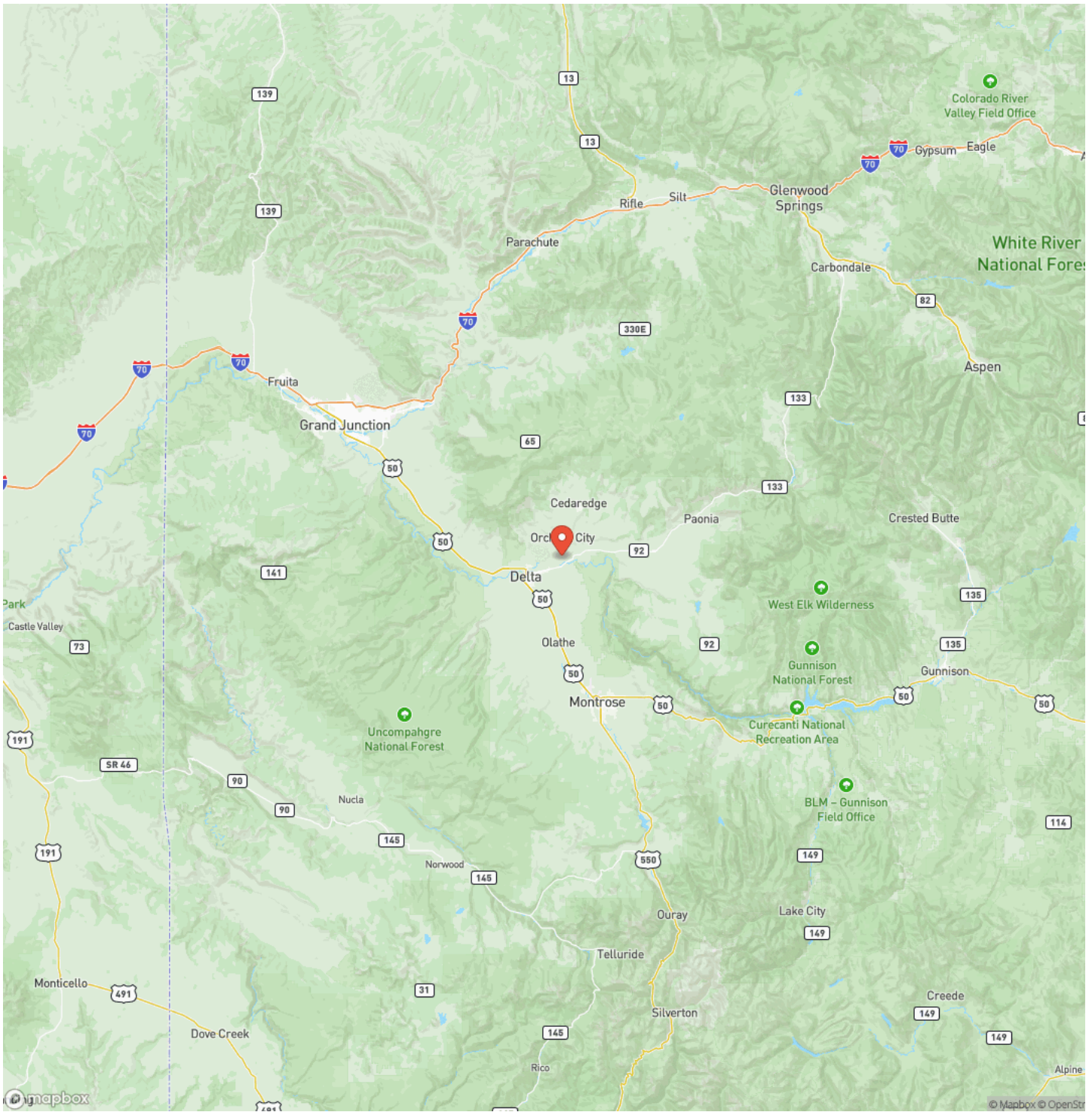
Western Colorado tree farm and country home for sale
Austin, CO / Delta County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

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