

**Hotchkiss Powell Mesa 251 Acres Building Land & Hunting Ranch**  
34797 Powell Mesa Rd  
Hotchkiss, CO 81419

**\$1,145,000**  
251± Acres  
Delta County



## Hotchkiss Powell Mesa 251 Acres Building Land & Hunting Ranch Hotchkiss, CO / Delta County

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### SUMMARY

**Address**

34797 Powell Mesa Rd

**City, State Zip**

Hotchkiss, CO 81419

**County**

Delta County

**Type**

Hunting Land, Undeveloped Land, Recreational Land, Ranches

**Latitude / Longitude**

38.837773 / -107.711376

**Acreage**

251

**Price**

\$1,145,000

**Property Website**

<https://aspenranchrealestate.com/property/hotchkiss-powell-mesa-251-acres-building-land-hunting-ranch-delta-colorado/110332/>



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### PROPERTY DESCRIPTION

#### **Buildable Colorado Mountain Land With Utilities Already In Place**

Unlike most raw mountain acreage, this 251± acre tract arrives with the hard work already done. The owner has recently brought the property online and ready to build, so a buyer can break ground from day one instead of starting from scratch.

- **Power at the building site.** Electricity was recently run in from the south off Powell Mesa Road, across the canal, and up to the building site this acreage is no longer off-grid.
- **Domestic water well already in place** serving the building site, with additional well capacity on the southern portion of the acreage.
- **Direct, legal road access** off Powell Mesa Road no long off-grid approach required.
- **Steel bridge access** over the Fire Mountain Canal leading to the building site.
- **Recently completed forest mitigation** for fire safety, insurability, and improved usability (detailed below).

#### **Land Adjoining BLM Public Land**

The ranch borders BLM land, putting thousands of acres of public ground at your back gate. For buyers specifically searching for land adjoining public land, this is the draw: you own a private, buildable base while gaining direct access to vast open country for hunting, hiking, horseback riding, ATV riding, and wildlife viewing. The 80-acre Jay Creek parcel connects directly to BLM, functioning as a private extension of the surrounding public land and a low-pressure sanctuary for game.

#### **Panoramic Mountain Views From a Standout Building Site**

The 171-acre parcel climbs to a spectacular plateau building site with sweeping, unobstructed views of Mt. Lamborn, Lands End, the Raggeds, and the West Elk Mountains. Importantly, while a portion of the parcel carries a conservation easement that protects the scenic viewshed, the main usable area including the building site is unencumbered, leaving you full freedom to build your home, cabin, or family compound.

- **Plateau building site** with commanding, panoramic mountain views.
- **Conservation easement on a portion** of the parcel preserves open space and scenery.
- **Main usable ground is easement-free**, so the buildable area stays flexible and private.
- **Diverse terrain** of open meadows, wooded hillsides, valleys, and ridgelines.

#### **Recently Completed Forest Mitigation**

The owner has just completed a substantial, professionally managed tree-thinning program across the property on average thinning 12 of every 15 trees and leaving three standing. The work leaves the parcel healthier, safer, more open, and more attractive to game.

- **Fire protection** through reduced fuel load and defensible space.
- **Improved access for the fire marshal** and emergency response.
- **Lower insurance costs**, as reduced wildfire risk makes the property more affordable and easier to insure.
- **Enhanced wildlife habitat** the mitigated areas have been reseeded with natural grasses, providing forage that draws and holds deer and elk.

#### **The 80-Acre Jay Creek Parcel Live Water & Wildlife**

Adjoining to the northeast, the 80-acre parcel is tucked into a rugged, steep-sided valley and carries the property's namesake Jay Creek with seasonal water flow through dense timber. With direct BLM connectivity, it is a low-pressure haven for elk, mule deer, bear, and turkey, and an ideal base for hunting and backcountry recreation. For a buyer, it means owning both the comfortable, buildable ground and the wild, water-rich habitat right next to home.

#### **Premier Mule Deer & Elk Hunting in GMU 52**

Both parcels sit within Colorado Game Management Unit 52, long known for quality mule deer and elk, with turkey and bear also present, and opportunities for private-land and over-the-counter tags. The combination of varied elevation, secluded timber, natural water, and direct adjacency to BLM creates prime habitat with reduced hunting pressure a meaningful edge for serious sportsmen. The

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<https://aspenranchrealestate.com/>

current owner has worked in conjunction with a local outfitter and consistently harvests quality mule deer and elk across the seasons, with later seasons especially productive.

### Property Details at a Glance

- **Size:** 251± total acres in two adjoining parcels (171 + 80).
- **Price:** \$1,145,000.
- **Location:** 34797 Powell Mesa Road, Hotchkiss, CO 81419 Delta County, North Fork Valley.
- **Public land:** Borders BLM with direct access.
- **Utilities:** Power and a domestic water well at the building site.
- **Water:** Seasonal Jay Creek, Fire Mountain Canal, plus conveying water rights.
- **Views:** Mt. Lamborn, Lands End, the Raggeds, and the West Elks.
- **Hunting:** Colorado GMU 52 mule deer, elk, turkey, bear.
- **Access & fencing:** Dirt and gravel roads; barbed wire fencing.

### Hotchkiss & Colorado's North Fork Valley

The ranch sits outside Hotchkiss, in Colorado's North Fork Valley a" an area known for orchards, vineyards, small-town character, and quick access to vast public land. The valley towns of Hotchkiss, Paonia, and Crawford provide services, dining, and culture, while the surrounding BLM and national forest open into some of Western Colorado's finest high country.

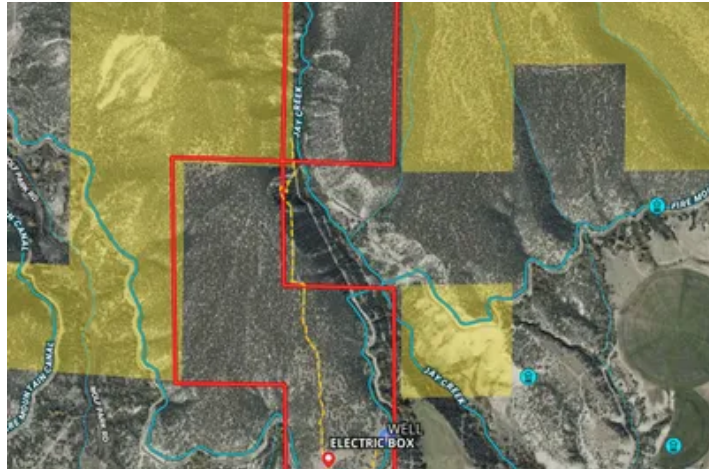
### A Property for Living, Hunting & Legacy

This 251± acre lower tract is the rare mountain property that doesn't make you choose between comfort and wildness. The buildable, served 171 acres give you a home base with power, water, road access, and commanding views; the 80-acre Jay Creek parcel gives you live water, timber, and a private window into BLM big-game country. Whether your vision is a family retreat, a hunting base, or a conservation-minded estate, this offering delivers the infrastructure, scale, and setting to make it real.

**Offered at \$1,145,000 251± Acres Delta County, Colorado.** Contact Jake Hubbell, United Country | Colorado Brokers, at [\(970\) 250-9396](tel:9702509396).

Co-listed with Callie Gafford, Sotheby's International Realty. *Acreages are approximate; buyer to verify all features, utilities, easements, and access during due diligence.*

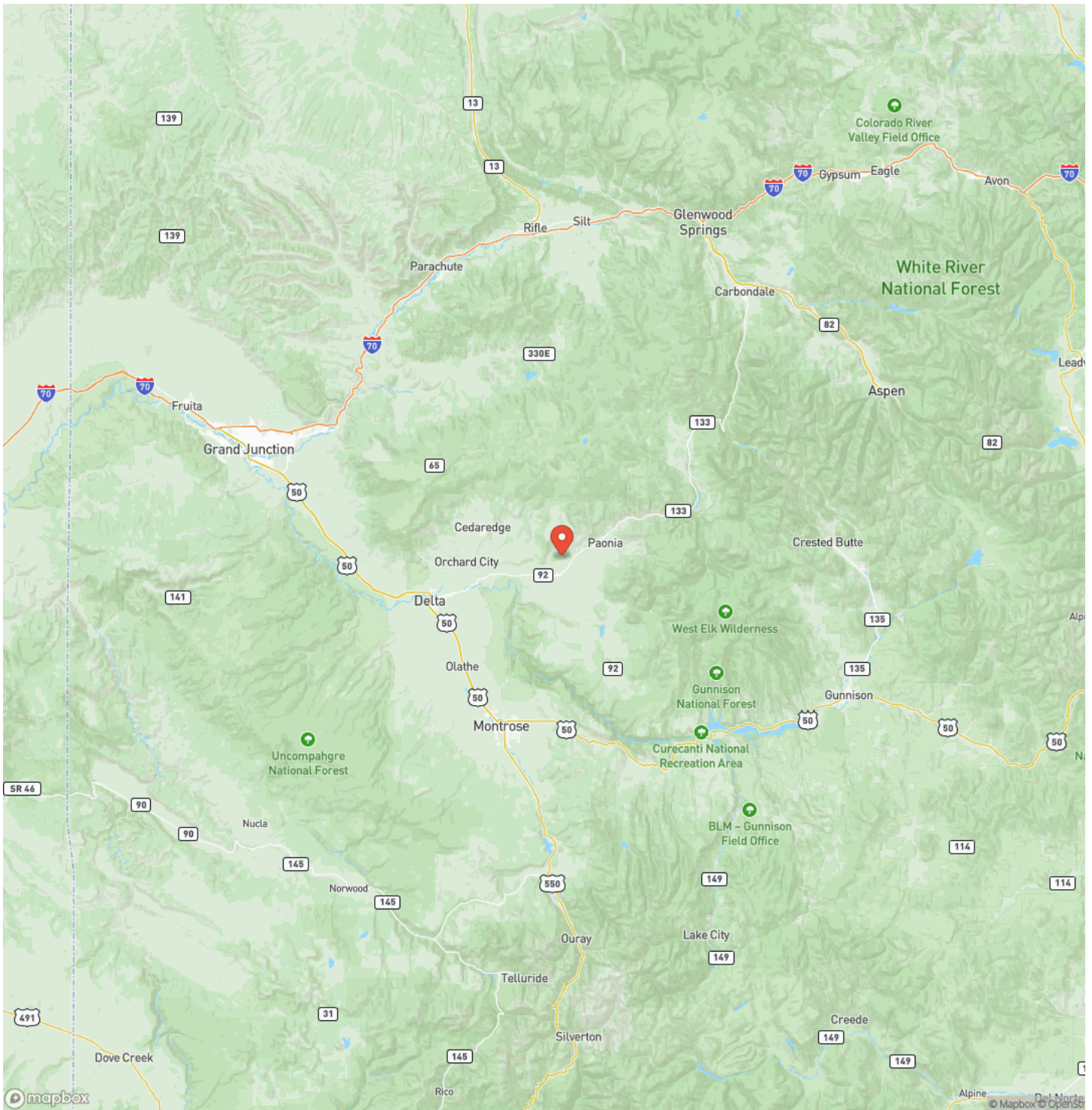
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**Hotchkiss, CO / Delta County**



## Locator Map



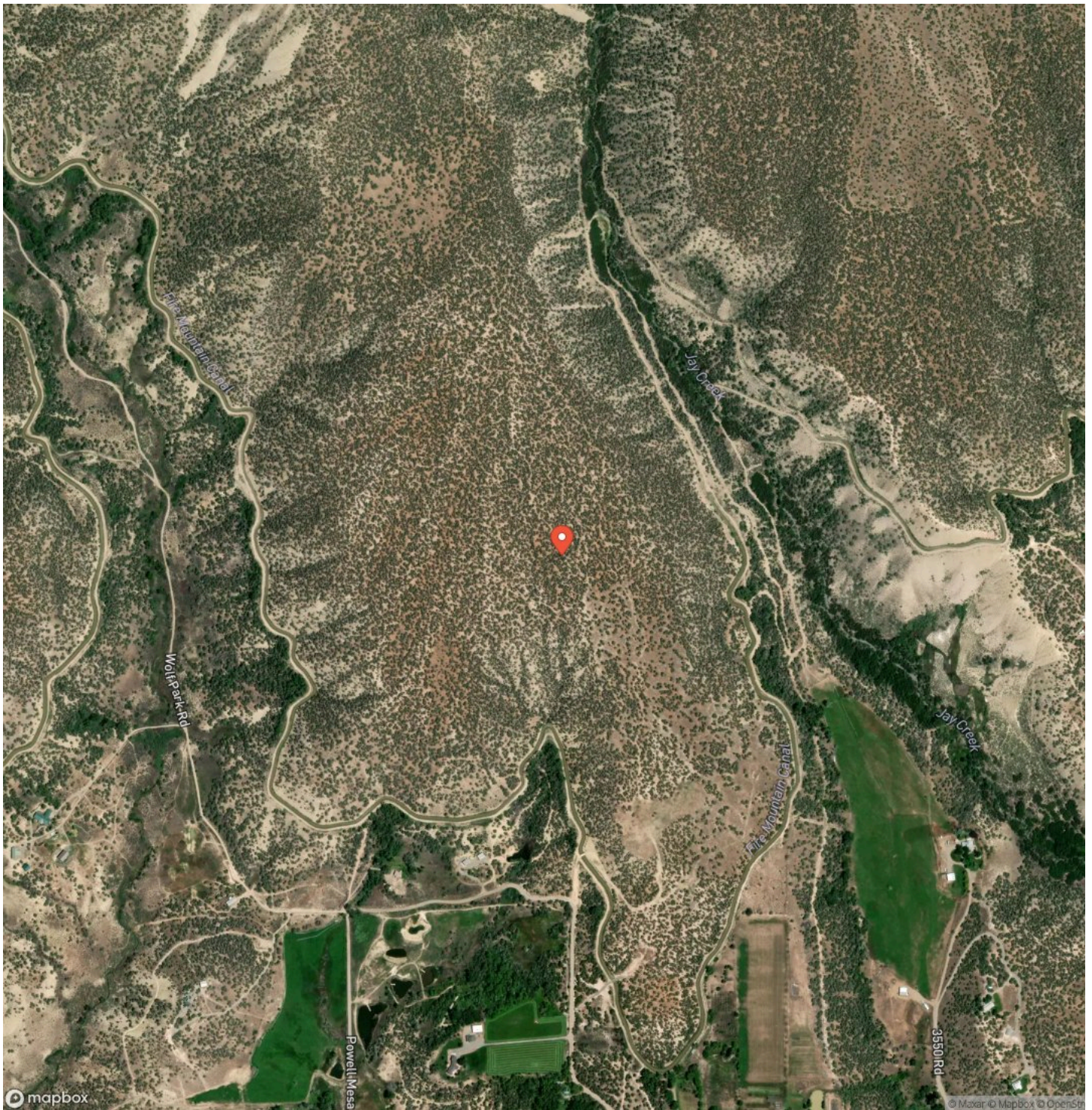
## Locator Map



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## Satellite Map







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