

Fixer-upper on 36 acres borders BLM lands
51230 & 51234 Cactus Trail
Delta, CO 81416

\$295,000
37.500± Acres
Delta County



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Delta, CO / Delta County**

SUMMARY

Address

51230 & 51234 Cactus Trail

City, State Zip

Delta, CO 81416

County

Delta County

Type

Farms, Recreational Land, Hunting Land, Residential Property

Latitude / Longitude

38.628412 / -108.128477

Dwelling Square Feet

1100

Bedrooms / Bathrooms

3 / 1

Acreage

37.500

Price

\$295,000

Property Website

<https://aspenranchrealestate.com/property/fixer-upper-on-36-acres-borders-blm-lands-delta-colorado/104599/>



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PROPERTY DESCRIPTION

A FIXER-UPPER WITH 37 ACRES BORDERING BLM LANDS

Yes, folks, this one is rough and needs a lot of work, but it has a ton of potential and a great location. Originally this 37-acre property had a mobile home on it and a "bunkhouse" that barely shows up on county records. The mobile home has been removed and the bunkhouse has been halfway remodeled. It has a new roof, siding, windows, and water heater but still has a long ways to go to be completed. However, the property does have two power services and two septic systems and one Tri-County water tap, but another could be purchased. The bunkhouse has 800 square feet on the bottom level and the upstairs is about 300 square feet. The new owner could build a home where the old trailer used to be, or bring in another modular or HUD home.

An interesting parcel juxtaposed between thousands of acres of farmland and millions of acres of public lands

The parcel is situated right on the edge of civilization, with hundreds of thousands of acres of BLM lands and the Uncompahgre Plateau right out the back door to the west and thousands of acres of green irrigated farmland on the east. This parcel borders BLM lands on two sides with a gate giving access to public lands. The acreage includes a two small canyons with rimrock ridges, some of which have ancient petroglyphs, and lots of stone that could be utilized for high-end landscaping.

Desert property doesn't have water rights, but rainfall irrigates a little horse pasture

Although the property does not have water rights, the CQ Lateral flows through parts of it, providing water for tall trees shading the vacant building site. When the Uncompahgre gets rainfall, the intermittent streams in the little canyons flow into the glade below the bunkhouse, greening up the little valley and providing some grazing for a horse pasture.

Horseman, 4-Wheeler, Dirt Bike Enthusiast, Hiker, Photographer--All the things you can do out your back door!

For the horseman who would like to ride out the back gate, the ATV or dirt bike enthusiast, or the hard-core 4-wheeler, this property offers the gateway to freedom. The climate here is temperate, with a long growing season and warmer winter days. To the east, the whole valley is irrigated and the neighbors are farmers, ranchers, and hobby farms. Lots of sweet corn, onions, pinto beans, hay, fruit, and cattle ranches. It's a beautiful country setting.

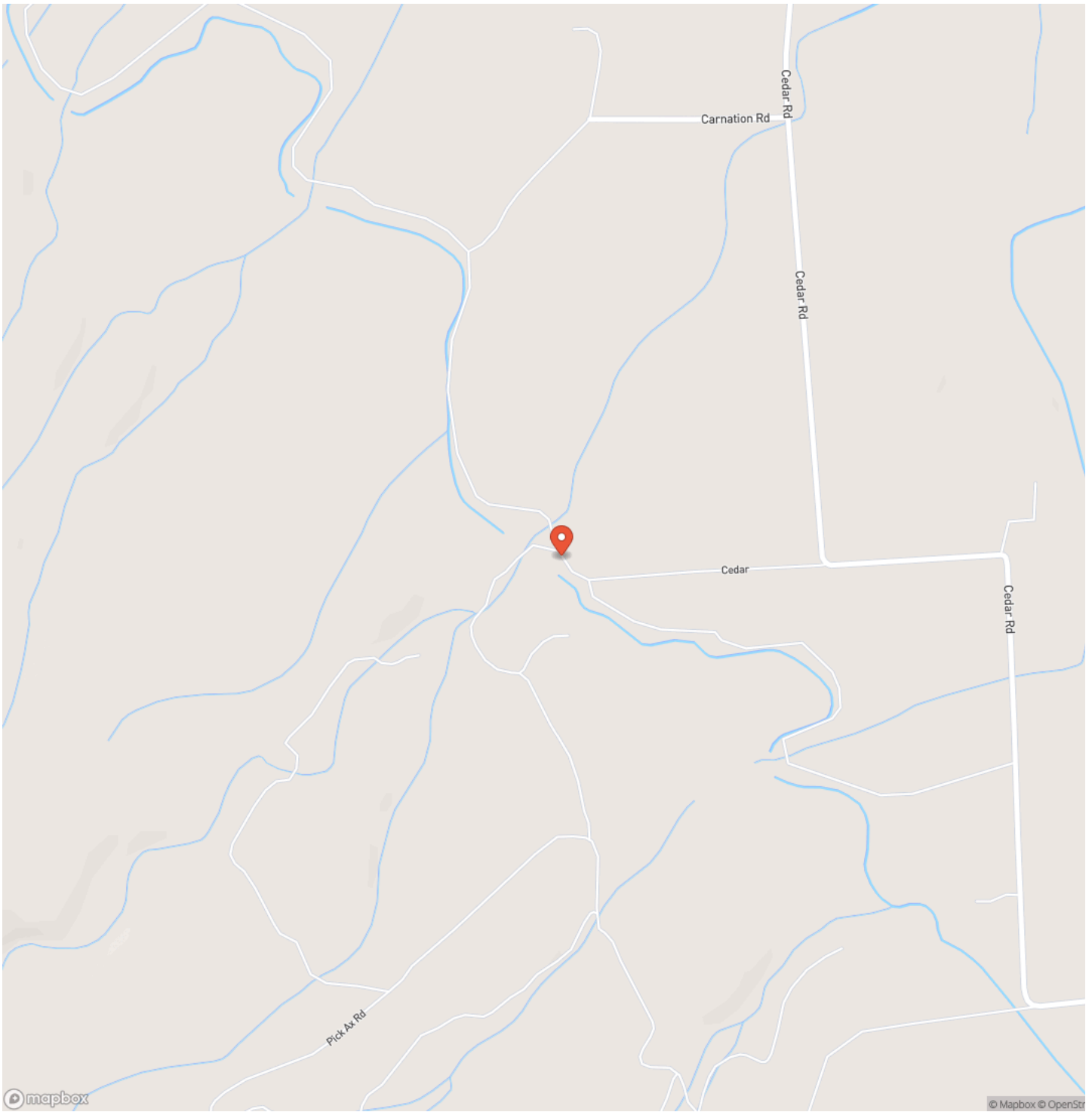
MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

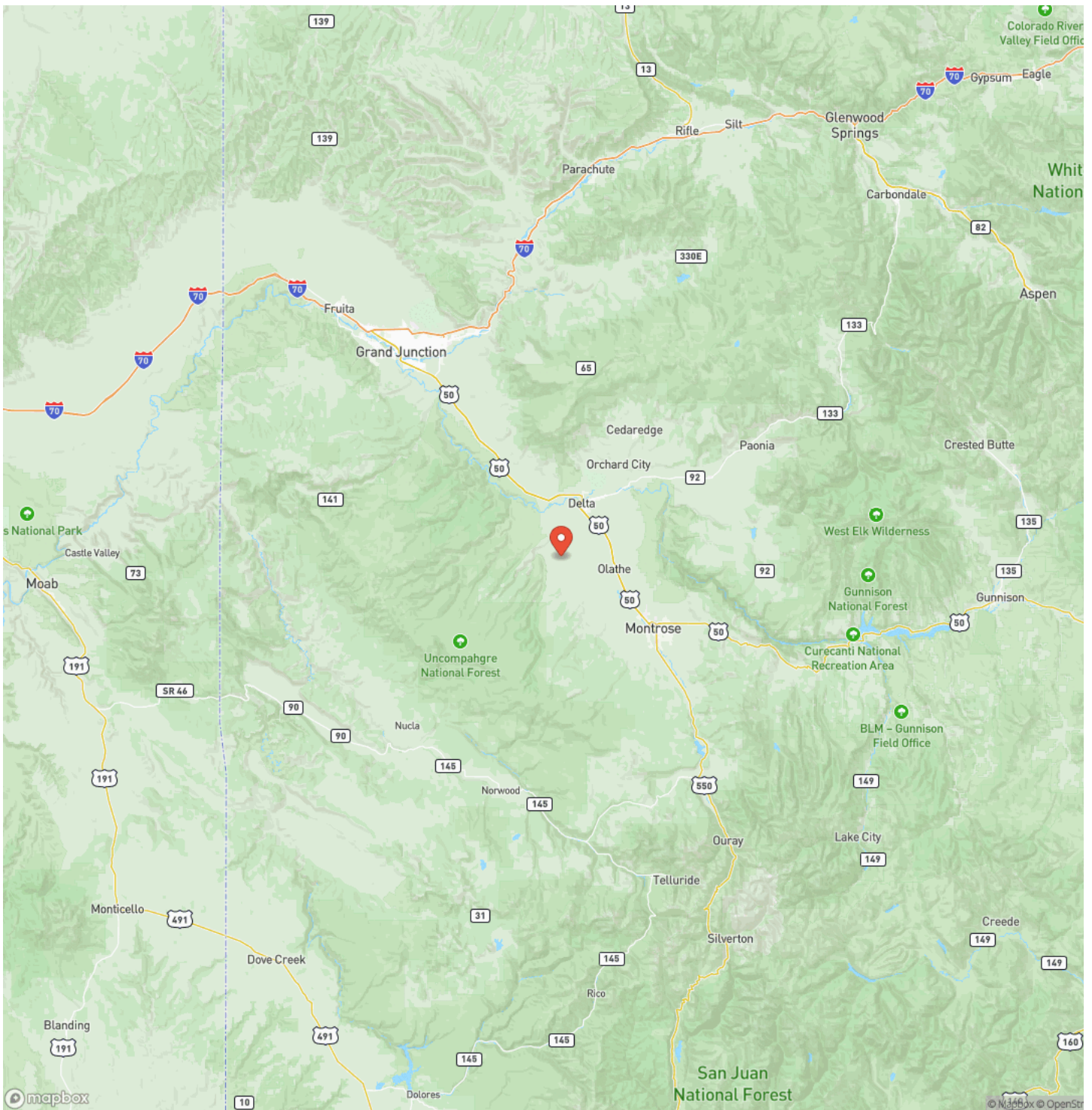
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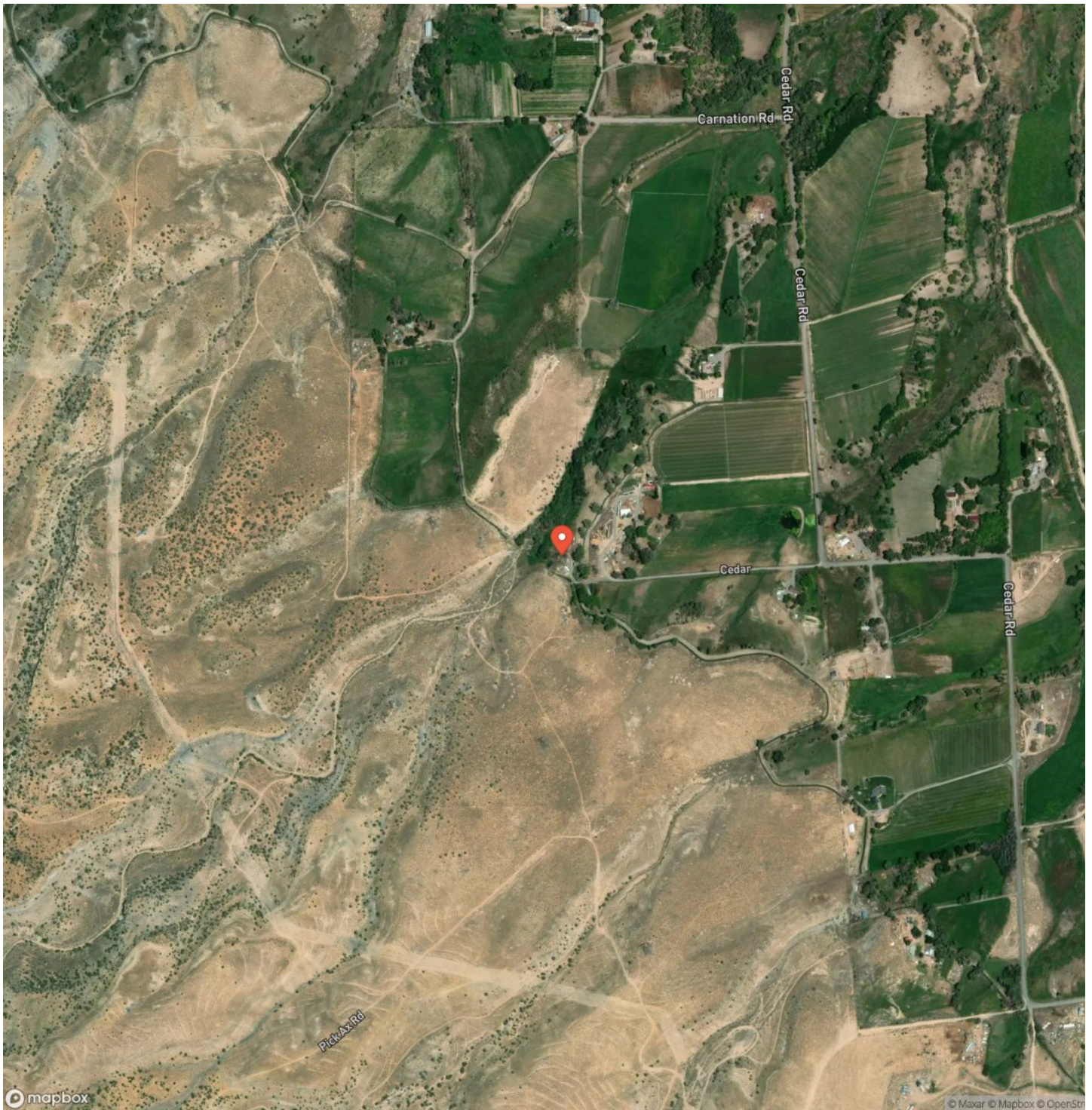
Locator Map



Locator Map



Satellite Map



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