

Hotchkiss, CO Horse Property for Sale with Home & Shop
10291 3000 Road
Hotchkiss, CO 81419

\$950,000
30.85± Acres
Delta County



Hotchkiss, CO Horse Property for Sale with Home & Shop

Hotchkiss, CO / Delta County

SUMMARY

Address

10291 3000 Road

City, State Zip

Hotchkiss, CO 81419

County

Delta County

Type

Residential Property

Latitude / Longitude

38.804591 / -107.801852

Dwelling Square Feet

1,766

Bedrooms / Bathrooms

3 / 2

Acreage

30.85

Price

\$950,000

Property Website

<https://aspenranchrealestate.com/property/hotchkiss-co-horse-property-for-sale-with-home-shop-delta-colorado/118347/>



PROPERTY DESCRIPTION

30±Acre Horse Property with Irrigated Hay Ground and Shop For Sale — Hotchkiss, Colorado

Country properties like this one come together over decades, not overnight: irrigated ground that's been farmed and watered right, a shop built to work in, a home designed for comfort rather than show, and a setting at the end of the road where the only traffic is your own.

An End-of-the-Road Country Setting with Privacy and Mountain Views

The 30.85 acres sit at the end of a quiet country road on Rogers Mesa, surrounded by irrigated farm ground and open space. There's no through traffic and no crowding. You get the kind of privacy that lets horses settle, dogs roam and evenings stay quiet, while still being only minutes from town. The mesas and the West Elks frame the view in nearly every direction.

Ideal Horse Property with Pens, Sheds and Gated Pipe Irrigation

This place is ready for animals the day you arrive. Existing pens and sheds are already in place for horses, sheep, goats or pigs, so there's no first-season scramble to build corrals or shelter before you can turn anything out. Gated pipe irrigation covers the fields, making it straightforward to keep pasture green through the summer and rotate ground as needed.

For a horse owner, the combination is hard to beat: irrigated pasture, working pens, room to ride, a shop for tack and trailers, and a setting quiet enough that a young horse can learn without distraction.

Irrigated Acreage and Productive Hay Ground

Water is what makes ground like this worth owning. Irrigation comes from the Big Gulch Ditch, a one-quarter interest in the ditch per the deed, delivered through gated pipe across the fields. The acreage is classified as irrigated farm ground by the county and has been managed as such for years. Put up your own hay, run livestock on grass, lease the ground to a neighbor, or split the difference. The infrastructure supports whichever way you want to work it. A well serving neighboring lots is located on this property.

A Comfortable Single-Level Country Home Built in 2009

The home is a 2009 ranch-style build with 3 bedrooms, 2 baths and 1,766 heated square feet, all on one level with no steps inside or out. The floor plan is open and practical, with quality flooring throughout and an attached two-car garage.

Electric radiant in-floor heat warms the home evenly and silently — no ducts, no blowers, no dust moving around the house — and window A/C units cover the warm months. The metal roof and vinyl siding are built for low maintenance in Colorado weather. Rogers Mesa domestic water and a septic system serve the home. The step-free, single-level layout makes it fully accessible.

A 3,780 Square Foot Shop and Workshop Space

The 42' x 90' metal shop building is the kind of structure people build a whole property around. Inside are 3,780 square feet over a concrete floor, including a large insulated and finished section currently used as a saddle shop. That finished area is ready for any workshop use you can imagine: woodworking, mechanical work, leather or craft space, a home business, or a heated corner to work on projects through the winter. The remaining space handles equipment, trailers, hay and storage. A Black Hills natural gas line has been run to the building.

Living in Hotchkiss and Colorado's North Fork Valley

Hotchkiss calls itself Colorado's Friendliest Town, and it earns it. It's a small ranching and farming community in the North Fork Valley with a genuine main street, a good school system, a feed store, the Delta County Fairgrounds, a hardware store and the kind of neighbors who notice when your water's running long. Paonia and Delta are short drives, and the valley has become known statewide for its orchards, vineyards, organic farms and growing food and wine scene.

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

Access to BLM, the Grand Mesa and Black Mesa for Hunting, Fishing and Four-Wheeling

For anyone who wants the backcountry close by, this location is hard to improve on. Multiple public access points put you onto BLM ground within a short drive, and the roads climb from there up onto the Grand Mesa and Black Mesa, opening into the Grand Mesa National Forest and Gunnison National Forest.

That country offers elk and deer hunting in some of Colorado's most productive units, alpine lake fishing across the Grand Mesa's hundreds of lakes and reservoirs, trout water on the North Fork of the Gunnison, and miles of forest road for four-wheeling, side-by-sides and snowmobiles when the snow comes. Add hiking, mountain biking, camping and wildlife watching, and it becomes a property you can hunt from, ride from and explore from without ever loading up for a long haul.

A Rare Combination in Delta County

Irrigated acreage, working livestock infrastructure, a shop this size and a low-maintenance single-level home rarely show up on one deed, let alone at the end of a quiet road with public land minutes away. Contact Jake Hubbell, ALC with United Country Colorado Brokers at [970-250-9396](tel:970-250-9396) to schedule a private showing or find out my property details.

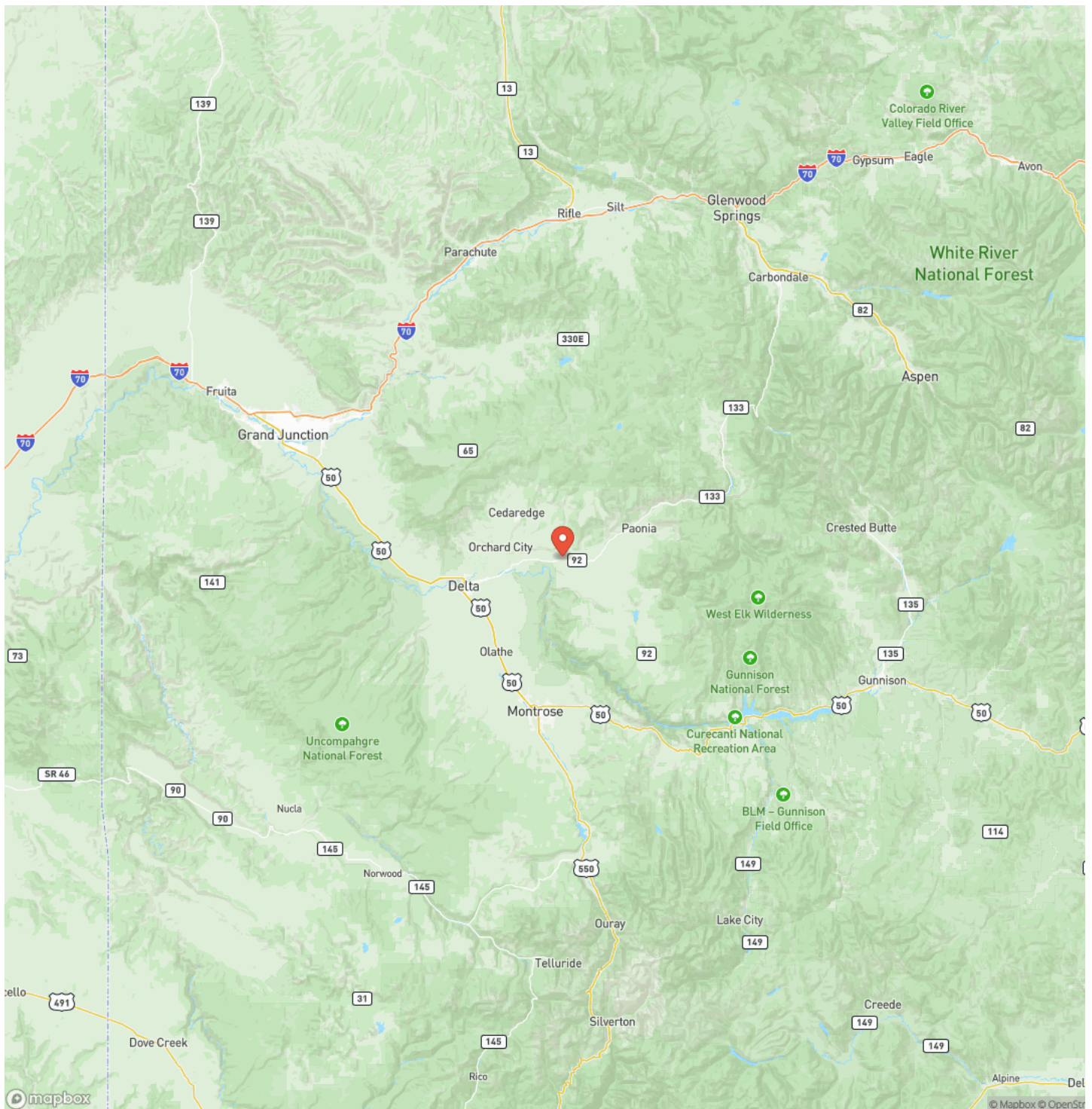
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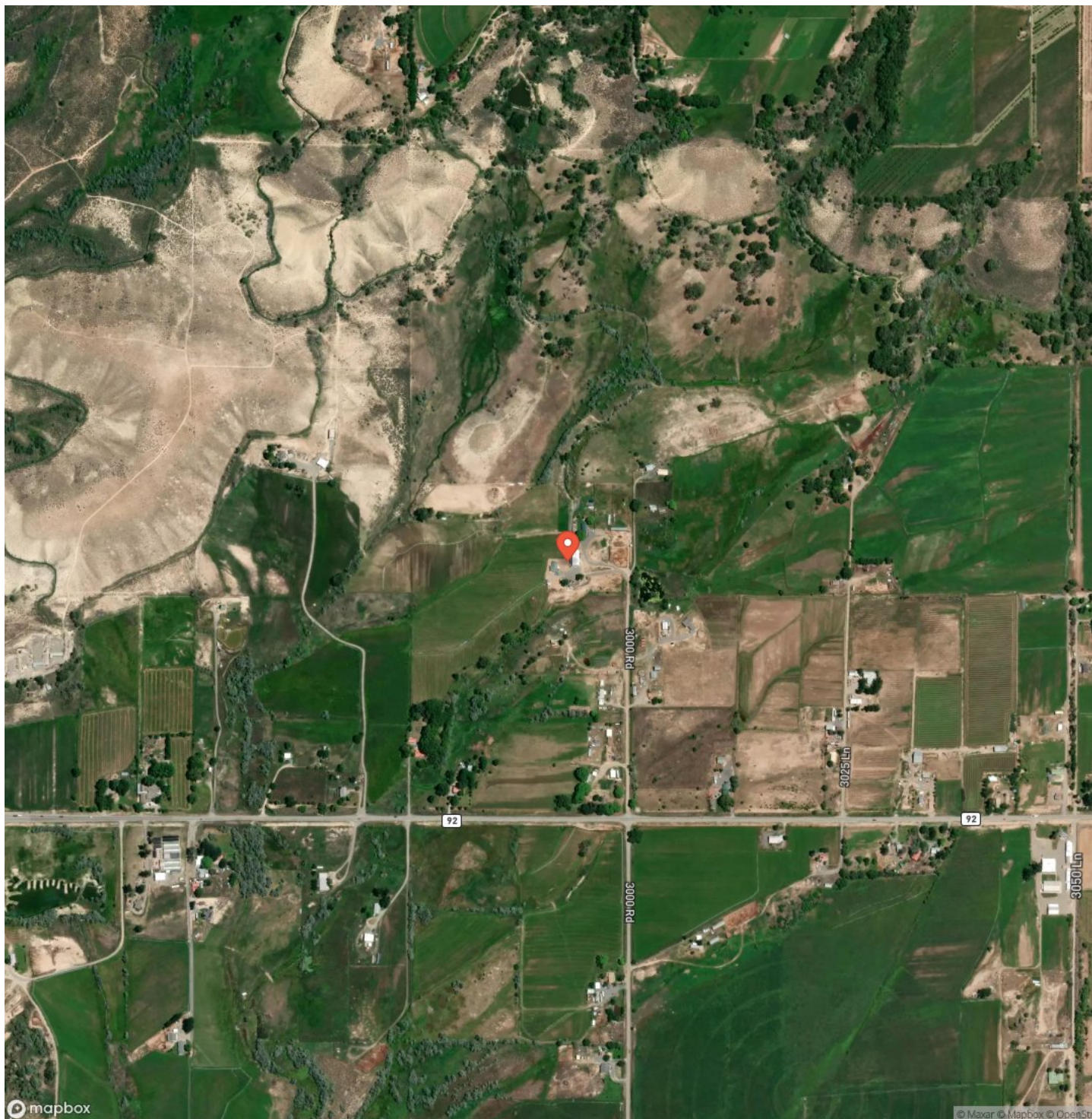
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Hubbell

Mobile

(970) 250-9396

Office

(970) 250-9396

Email

jakedhubbell@gmail.com

Address

31428 Highway 92

City / State / Zip

Hotchkiss, CO 81419

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.

United Country Colorado Brokers
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