



DEDICATED RANCH BROKERS

NELSON FARMS OLATHE, CO

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Nelson Farms

5.5 +/- Acres | \$1,350,000



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The Farm

The Nelson Farm is 5.5± acres of farmland located in Olathe, Colorado. The quiet community of Olathe is famous for sweet corn and is located in the Uncompahgre Valley which is known to be a very productive region where farming and livestock abound.



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Improvements

The 5,814± square foot luxury home is a remodeled 50's farmhouse with a huge addition built on in 2005. Be welcomed into the roomy foyer with a convenient half-bath leading to the large southern great room. It's nothing short of stately with a cathedral ceiling, a magnificent floor-to-ceiling stone fireplace, giant windows, stained concrete floors, and access to the large concrete patio area which is great for entertaining. The northern living room boasts more large windows, a tongue & groove ceiling, and a woodstove with a beautiful, stacked stone surround. From here, a locally crafted, Italian metal semi-spiral staircase takes one up to the 400± square foot office with hardwood flooring, oak cabinetry, and access to a balcony overlooking the great room. Back downstairs, the Tuscan-style kitchen is fit for a culinary master—all stainless with two islands (one featuring bar seating and one with a prep sink), a commercial-grade gas range housed in a special brick wall, a single and double dishwasher, and a mix of canned and hanging lighting. Passing through the laundry room leads to the master bedroom. Big and cheerful, it accesses the large back patio and contains a bathroom with dual sinks, a glassed-in shower with travertine tile, and a jetted soaker tub. From there is a hallway with four more bedrooms, a full bath, and a three-quarter bath. Finally, a third living area lies next to the kitchen. You'll have a difficult time deciding where to eat or lounge due to all the choices! Plus, a large storage room grants welcome space for hiding your extra treasures. The home also offers two air conditioning units and three propane tanks.



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Farming

The farm has shares of UVWUA irrigation water including upgraded concrete ditches and gated pipe. Other features include a pond, year-round water, a loafing shed with tack room, a chicken coop, a large lawn with full sprinkler system, and a spacious parking area. The huge 50'x125' fully insulated red-iron shop offers four 14'x18' overhead insulated doors, loft storage, a half bath, three-phase power, 220 power, a wood stove, and a negotiable 2-post car lift. This unique property is currently planted in corn and a grass/alfalfa mix. If you don't want to maintain the field, there are options to lease out the land or the seller would consider a boundary adjustment if a different acreage is preferred.



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Climate & Airports

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|--------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Average high (°F): | 38.8 | 47.3 | 57.5 | 67.4 | 77.3 | 87.8 | 92.8 | 89.9 | 82.3 | 70.0 | 53.4 | 40.8 |
| Average low (°F): | 12.4 | 19.3 | 26.2 | 33.9 | 42.0 | 48.7 | 54.9 | 53.1 | 44.2 | 33.5 | 22.9 | 14.9 |
| Average Precip. | 0.47 | 0.40 | 0.56 | 0.63 | 0.78 | 0.48 | 0.69 | 1.02 | 0.93 | 0.95 | 0.55 | 0.45 |

| <i>Airport</i> | <i>Kind of Service</i> | <i>Miles from Olathe</i> |
|------------------------|------------------------|--------------------------|
| Grand Junction Airport | Domestic | 54± Miles |
| Montrose Airport | Domestic | 23± Miles |
| Denver | Domestic/International | 300± Miles |

Property Map



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— Surrounding Attributes —

Black Canyon of the Gunnison National Park

The park contains 12 miles of the 48-mile long Black Canyon of the Gunnison River. The national park itself contains the deepest and most dramatic section of the canyon, but the canyon continues upstream into Curecanti National Recreation Area and downstream into Gunnison Gorge National Conservation Area. The canyon's name owes itself to the fact that parts of the gorge only receive 33 minutes of sunlight a day, according to Images of America: The Black Canyon of the Gunnison.



Black Canyon Golf Course

The Black Canyon Golf Course was voted “Best Golf Course in the Valley” for 2013 and 2018 by readers of the Montrose Daily Press. The course measures 6,323 yards from the longest tees and has a slope rating of 121 and a 68.3 USGA rating. Another stunning golf course is located at The Bridges Golf and Country Club in Montrose. The 400-acre course is surrounded by beautiful mountain peaks, natural arroyos, rock features, and waterfalls. Tee lengths vary from 5,380 to 7,207 yards. With beautiful views of the Uncompahgre Plateau and the San Juan Mountains, it is easy to enjoy a day out on either one of these courses.



Montrose Recreational Center

Montrose offers the newest and largest recreation center on the Western Slope of Colorado. A 5,000 square foot weight room/fitness center, fitness studio, a cool-water lap pool complete with 11 lanes and diving boards, a warm water leisure pool with a lazy river, playground, two-story slide, and a zero-depth entry beach, a hot water wellness pool, a large 3-court gym, a Black Canyon style 27-foot climbing wall, a game room, two racquetball courts, and many other recreational activities are available at the Montrose Recreation Center.



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