

Copper Vista Ranch

19.53 Acres | Delta County, CO | \$999,999



HAYDEN  OUTDOORS.

Copper Vista Ranch

TOTAL ACRES:

19.53

PRICE:

\$999,999

COUNTY:

Delta County

CLOSEST TOWN:

Hotchkiss, CO

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





About This Property

Discover your own slice of paradise on this enchanting 19.53 acre equestrian ranch, nestled among the organic farms and renowned wineries of the North Fork Valley of the Gunnison near the charming towns of Hotchkiss and Paonia.



Activities & Amenities

ATV/Off Road
Canal
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Irrigation
Outbuilding/Barn/Shed/Shop
Water Shares (different from water rights)
Water View
Waterfront
State Hunting Unit: 52

Land Details

Address: 10253 3250 Rd , Hotchkiss, Colorado
81419, USA

Closest Town: Hotchkiss
Total Acres: 19.53
Deeded Acres: 19.53
Leased Acres: 0.00
Zoning: Agricultural/Res
Elevation: 5700
Topography: Gentle Sloping
Irrigated Acres: 15
Water Rights: Yes
525 Class A Shares &
219 Class B Shares

Fire Mountain Canal and Reservoir
Estimated Taxes: \$2,168.92 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 story
Finished Sq. Ft.: 2084
Bedrooms: 4
Full Bathrooms: 2
Basement: Partial finished
Parking Types: Detached Garage, Driveway
Outbuildings: 6
Types of Outbuildings: Bunk House, Horse Barn,
Hay Barn, Tack Shed, Silo, Animal Pens
Fence Type: Barbed Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air, Wood
Stove
Foundations: Reinforced Concrete
Waterfront Features: East Lateral of the Fire
Mountain Canal

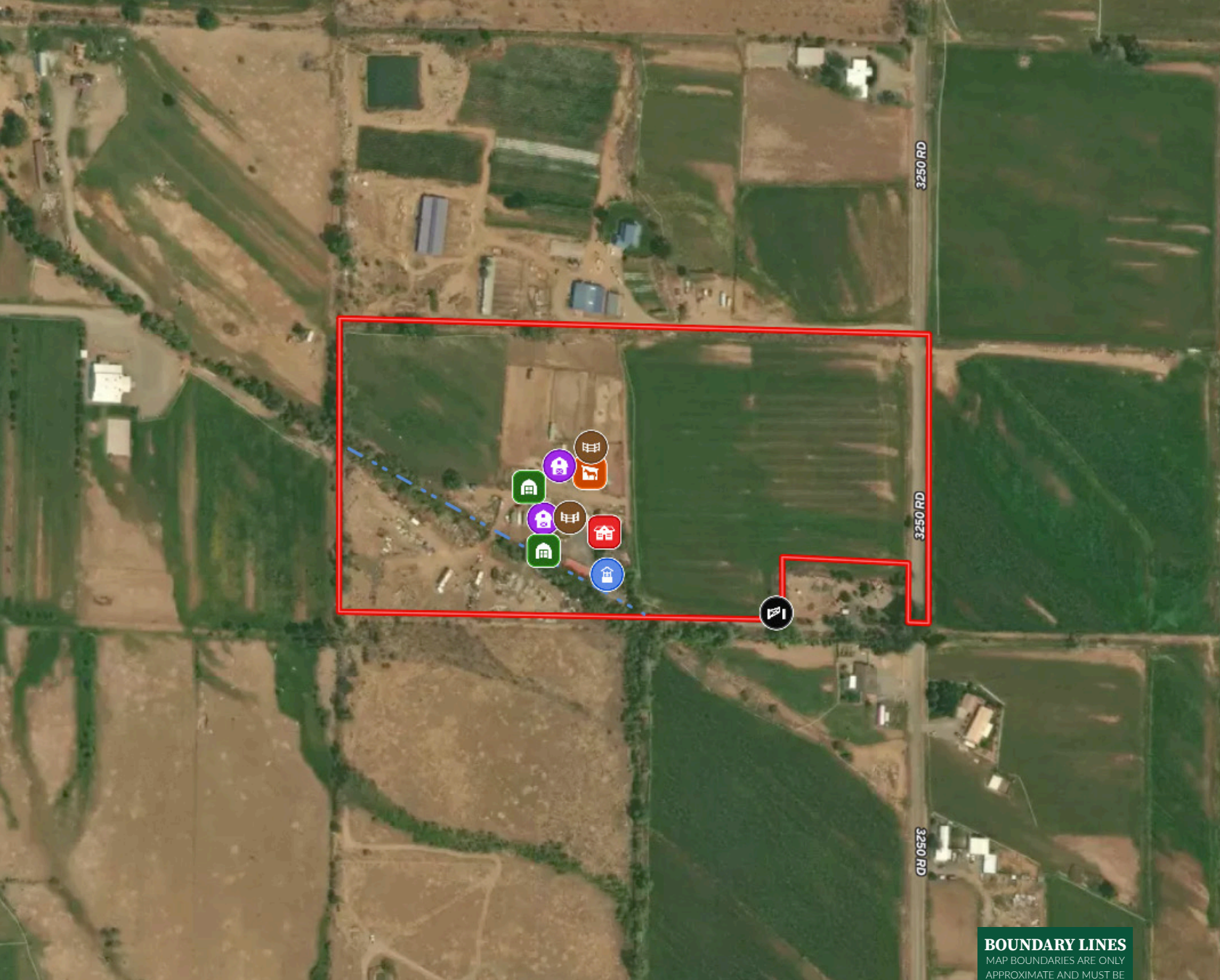


Improvements


This elegant 4-bedroom, 2-bath home is surrounded by lush fields and live water, offering breathtaking 360-degree views of the Raggeds Wilderness, the Gunnison River Uplift, the Grand Mesa, and the West Elk Range. Located just outside of Hotchkiss, a town celebrated for its temperate climate, vibrant fruit orchards, and the acclaimed West Elk viticulture area, this property is perfectly situated where the Gold Medal fishing waters of the Gunnison River meet the West Elk Loop Scenic Byway and organic farms of the North Fork Valley. Upon entering the tree-lined entrance of the ranch, you'll hear the calming sound of bubbling waters that run through the heart of the property and supply over 700 shares of excellent irrigation water to its fertile pastures. Just past the stately chain and boulder perimeter of the home, you'll enter the enchanting glassed portico and large kitchen with granite countertops and expansive living area with gas fireplace and large picture window that perfectly frames Mount Lamborn and Lands End Peak. The main level features 2 bedrooms and guest bathroom and opens to an expansive covered deck with elevated flagstone patio with room to bbq and entertain for large gatherings. The upper level of the home features a large guest bedroom and spacious master bedroom with en suite that opens to a generous deck that overlooks the beauty of the entire North Fork Valley. A large hay barn, stable, covered pens, paddocks, tack building, silo and bunk house round out the ranch's amenities. This property is begging to be returned to its former glory and the current owner has started with the most expensive improvements, one being a new \$85,000 premium lifetime copper roof. Experience the ultimate blend of rural tranquility and natural beauty in a location like no other. With water being gold, act quickly on this opportunity to secure this amazing ranch in Colorado's epicenter of pure organic food with views and recreation in every direction.

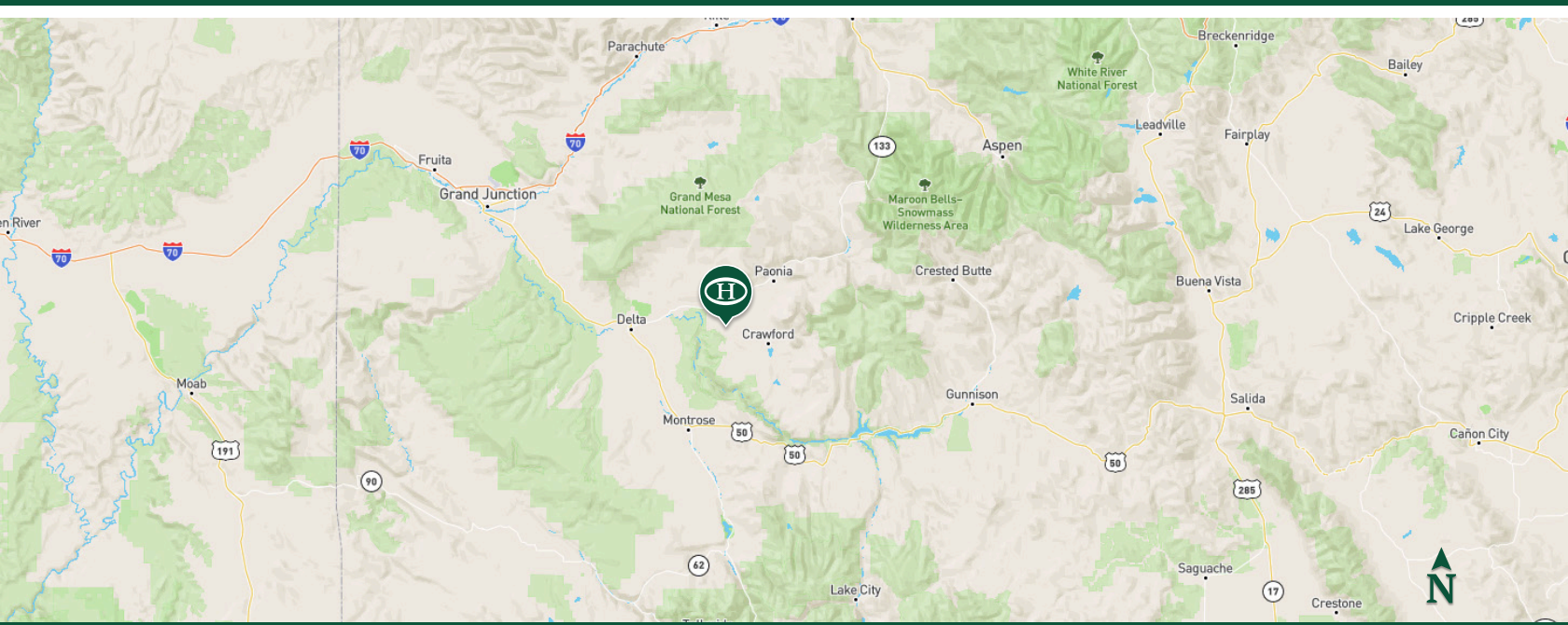






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary







Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





**HAYDEN
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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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