

The Shamrock Ranch
11577 Shamrock Road
Hotchkiss, CO 81419

\$4,000,000
1,867± Acres
Delta County



The Shamrock Ranch
Hotchkiss, CO / Delta County

SUMMARY

Address

11577 Shamrock Road

City, State Zip

Hotchkiss, CO 81419

County

Delta County

Type

Ranches, Undeveloped Land, Hunting Land, Recreational Land,
Horse Property, Residential Property

Latitude / Longitude

38.822705 / -107.852316

Dwelling Square Feet

2911

Bedrooms / Bathrooms

7 / 4

Acreage

1,867

Price

\$4,000,000

Property Website

<https://aspenranchrealestate.com/property/the-shamrock-ranch-delta-colorado/79448/>



PROPERTY DESCRIPTION

Shamrock Ranch – Premier Colorado Cattle, Sheep & Hunting Ranch for Sale

Located just west of Hotchkiss, Colorado, **Shamrock Ranch** is a historic and productive Western ranch offering irrigated hay meadows, excellent water rights, and abundant wildlife habitat across approximately **1,867 acres**. With a legacy of sheep ranching, this property has supported seasonal grazing through fall, winter, and spring, while producing high-quality hay during the summer. Featuring multiple homes, extensive agricultural infrastructure, and secluded yet accessible location, Shamrock Ranch presents a rare opportunity for livestock operations, hunting, or a private ranch retreat.

Property Highlights

- **1,867 Total Acres**
 - 171.95 irrigated acres for summer hay production
 - Approximately 133 sub-irrigated acres with adobe ground
 - Remaining acreage in pinon-juniper mesas, adobe hillsides, and rangeland
- **Robust Water Rights Portfolio**
 - Served by Oasis Ditch No. 1, plus Desert, Shamrock, and Matlock Ditches
 - 7.8 cfs (priority A90) from Oasis Ditch No. 1
 - Additional decreed flow from Desert (6.0 cfs), Shamrock (5.0 cfs), and Matlock (2.0 cfs)
 - **Hotchkiss Slide Spring**, decreed for 0.50 cfs, **flows year-round** for irrigation and livestock
- **Multiple Residential Improvements**
 - **Main Home:** 3 bed, 1.75 bath, 1,249 sq. ft. with mini-split HVAC and wood stove
 - **Two Manager Homes:** 2 bed, 1 bath each (605 sq. ft. and 840 sq. ft.), ideal for ranch hands or caretakers
 - Homes serviced by Upper Surface Creek domestic water tap, brought in from the north via Redlands Mesa
- **Ranch Infrastructure**
 - 2,880 sq. ft. Quonset shop with concrete pad
 - Multiple loafing sheds, hay stack yards, and working pens
 - **Spring-fed watering system** provides consistent livestock water year-round
- **Recreational and Hunting Appeal**
 - Excellent habitat for mule deer, elk, quail, and upland birds
 - Late-season elk hunting and established game trails throughout the mesas and draws
 - Opportunities for horseback riding, hiking, and wildlife observation

Working Western Ranch with History For Sale

Shamrock Ranch has long served as a productive sheep ranch, supporting seasonal grazing rotations and summer hay operations. The high-mesa irrigated fields deliver consistent yields, supported by reliable water infrastructure. With a combination of irrigated, sub-irrigated, and native pasture, the ranch is well-suited for sheep, cattle, or equestrian use.

Colorado Ranch with Strong and Secure Water Rights

The ranch is anchored by a diversified and private water portfolio, headlined by the **Oasis Ditch No. 1**, with historic priority and significant flow rates. Additional water from the **Desert, Shamrock, and Matlock Ditches**, along with the **year-round Hotchkiss Slide Spring**, provide dependable supply for both irrigation and livestock water needs. This robust setup supports productive agricultural operations in all seasons.

Secluded Hunting and Wildlife Habitat

Shamrock Ranch's landscape transitions from irrigated meadows to rugged mesas, offering **prime terrain for big game and upland bird hunting**. Located in a region well-known for **mule deer and late-season elk**, the property also hosts **quail and other upland species**, making it ideal for outdoor recreation, wildlife photography, and hunting excursions.

A Rare Legacy Ranch Opportunity For Sale

Shamrock Ranch is a one-of-a-kind Western property, combining a strong agricultural foundation with prime hunting and recreational appeal. Its historic legacy, premier water rights, and extensive infrastructure make it a rare opportunity for ranchers, investors, and outdoor enthusiasts alike.

All information, including acreage, water rights, and other items, has been sourced from the county assessor and other public records. It is the responsibility of the buyer to independently verify all information to their satisfaction.

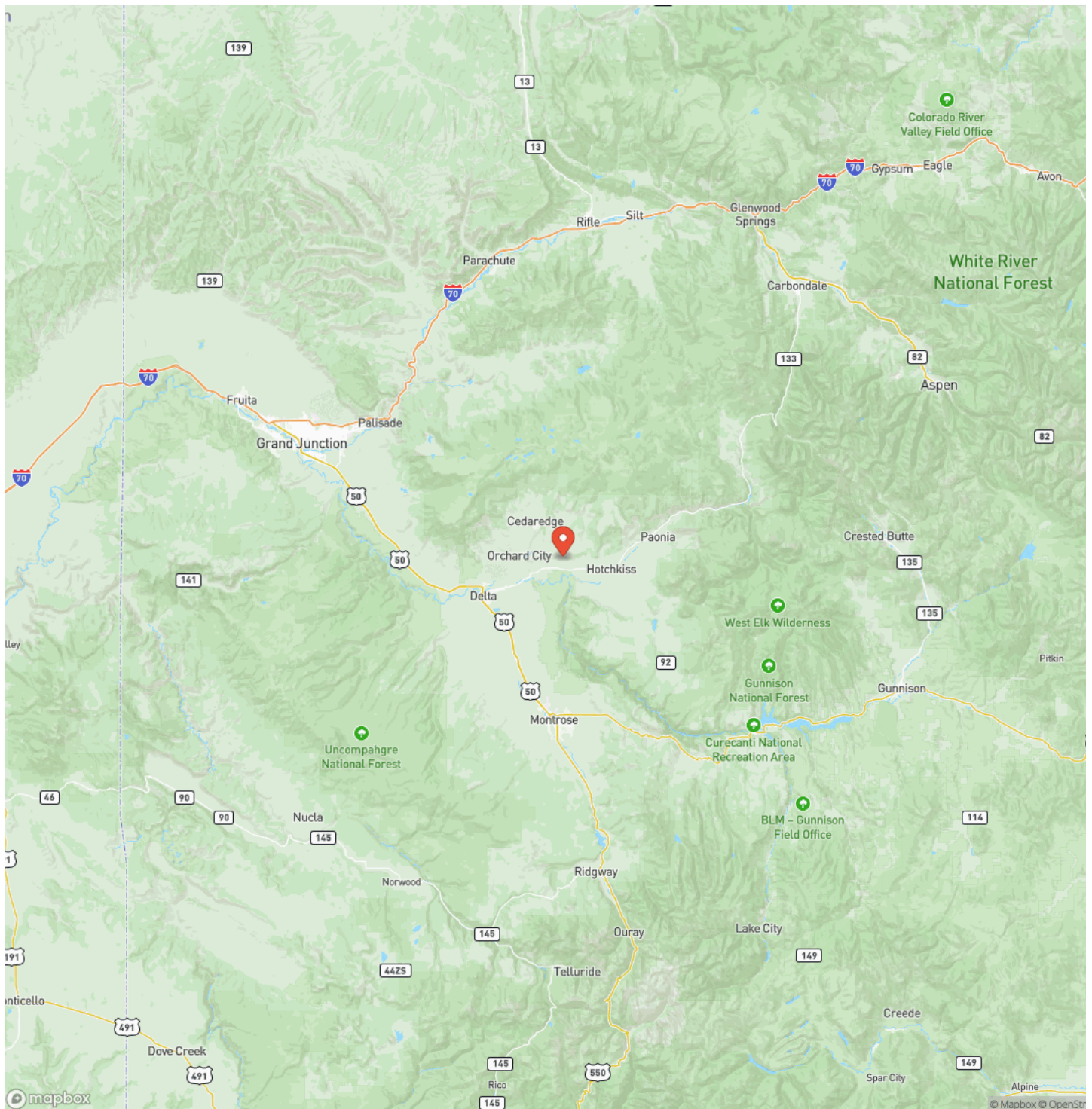
The Shamrock Ranch
Hotchkiss, CO / Delta County



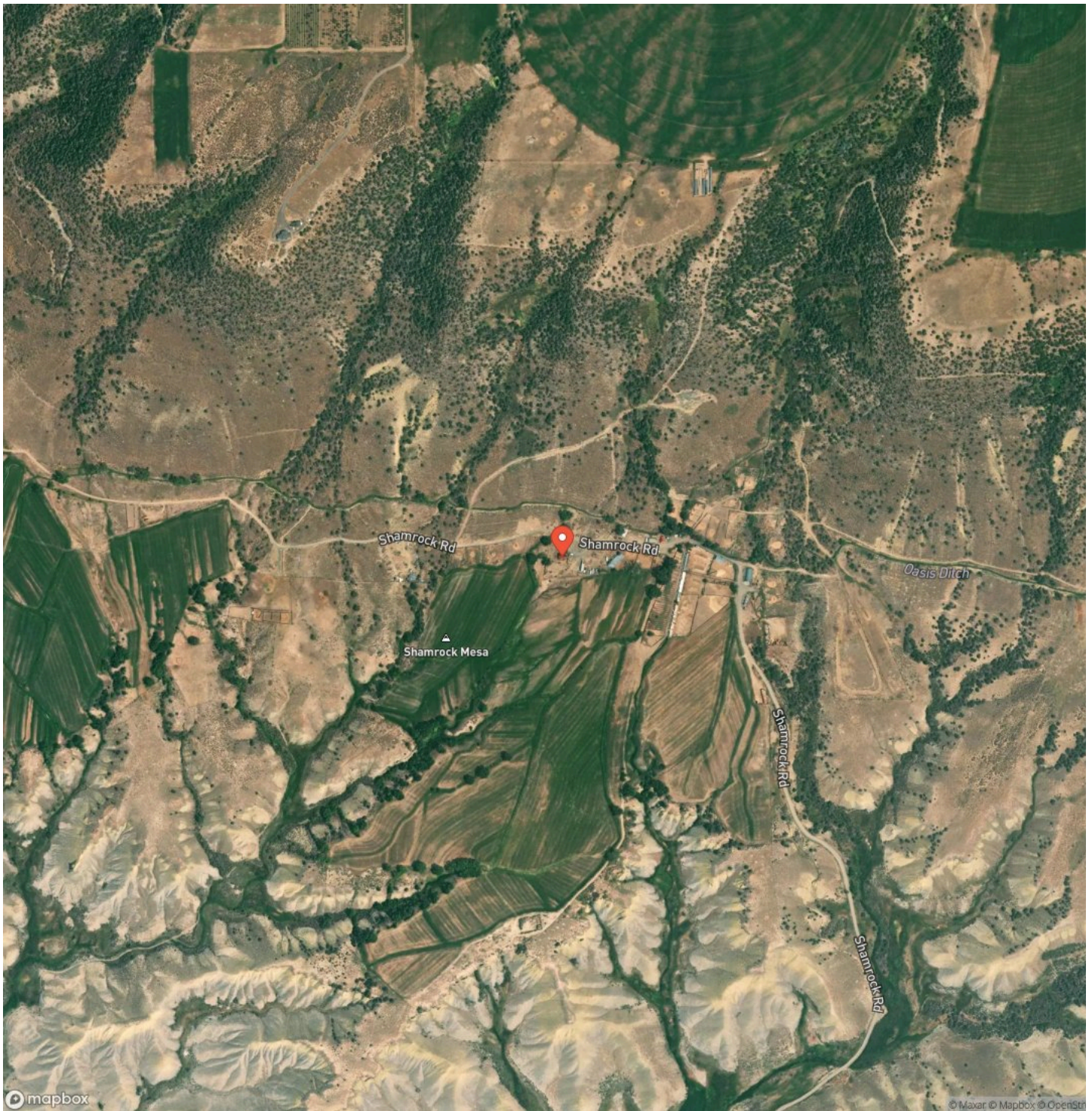
Locator Map



Locator Map



Satellite Map



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

NOTES

[illegible]

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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
32145 L Road
Hotchkiss, CO 81419
(970) 250-9396
aspenranchrealestate.com
