

Colorado Country Home on 5.3 Acres
13569 3100 Rd
Hotchkiss, CO 81419

\$525,000
5.300± Acres
Delta County



Colorado Country Home on 5.3 Acres
Hotchkiss, CO / Delta County

SUMMARY

Address

13569 3100 Rd

City, State Zip

Hotchkiss, CO 81419

County

Delta County

Type

Residential Property

Latitude / Longitude

38.853876 / -107.787543

Dwelling Square Feet

2356

Bedrooms / Bathrooms

5 / 3

Acreage

5.300

Price

\$525,000

Property Website

<https://aspenranchrealestate.com/property/colorado-country-home-on-5-3-acres-delta-colorado/82147/>



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PROPERTY DESCRIPTION

Colorado Country Home on 5.3 Acres Near Hotchkiss

Enjoy the peace and space of Western Colorado living with this 4-bedroom, 3-bathroom home on **5.3 acres**, just minutes from downtown Hotchkiss. Built in 2002, this spacious **modular home** offers comfortable living with an open layout, a detached **garage/shop**, and plenty of room for animals, hobbies, or additional improvements.

The home is equipped with **propane heating**, a **shared well water tap**, and **septic system**. Located just north of Highway 92 on 3100 Road, this property is in a quiet rural setting with easy access to town amenities, schools, and services.

Outdoor enthusiasts will love the proximity to the **Grand Mesa**, accessible via nearby forest roads—perfect for hunting, hiking, snowmobiling, and year-round recreation.

Additional Features:

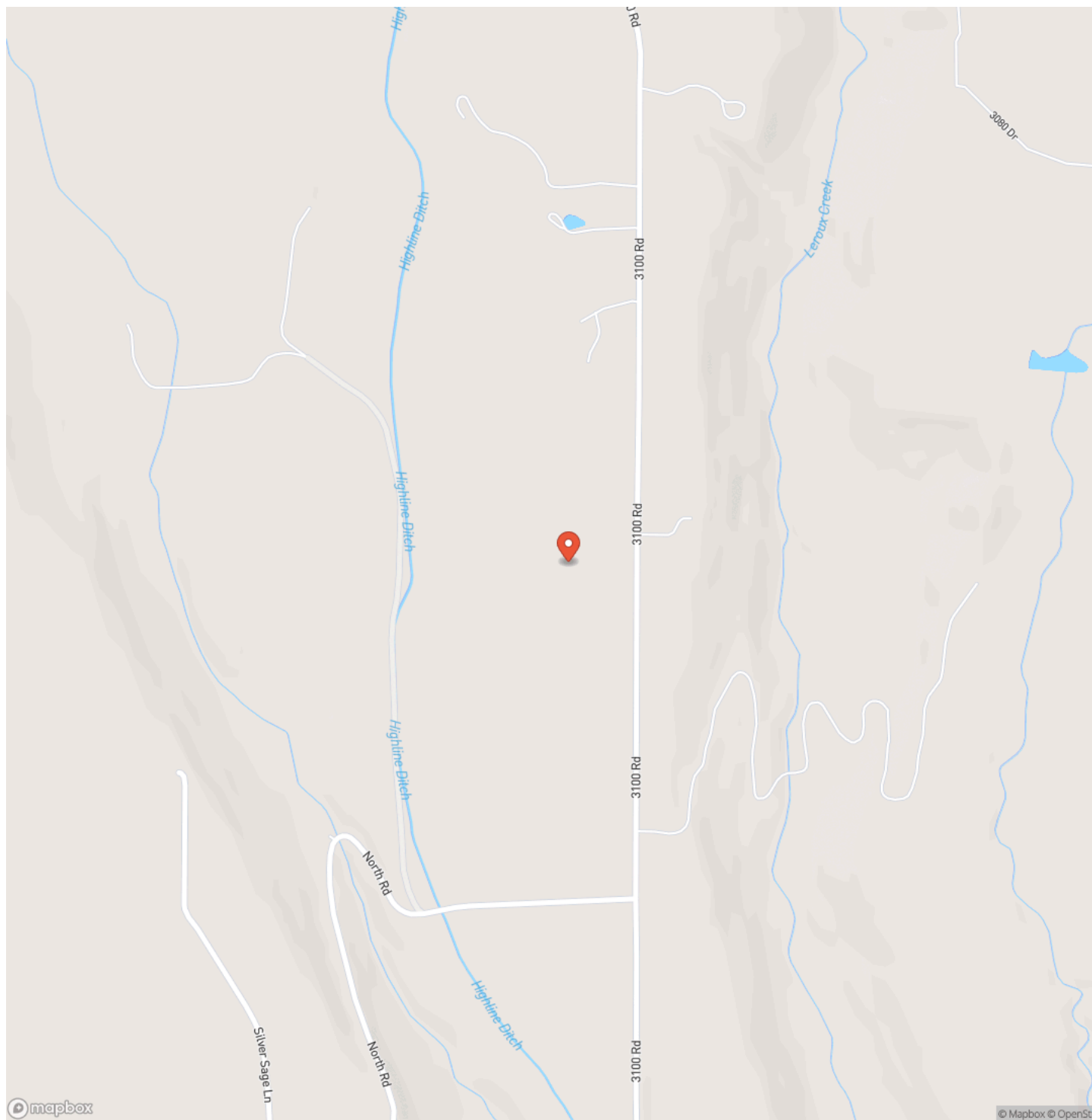
- 4 bedrooms, 3 bathrooms
- Spacious kitchen and living areas
- Detached garage with workspace
- Wide open views and elbow room
- Ideal for horses, livestock, or a hobby farm
- No HOA or covenants

A great opportunity for full-time residence, recreational retreat, or investment in the North Fork Valley. Shown by appointment—call today for a private tour!

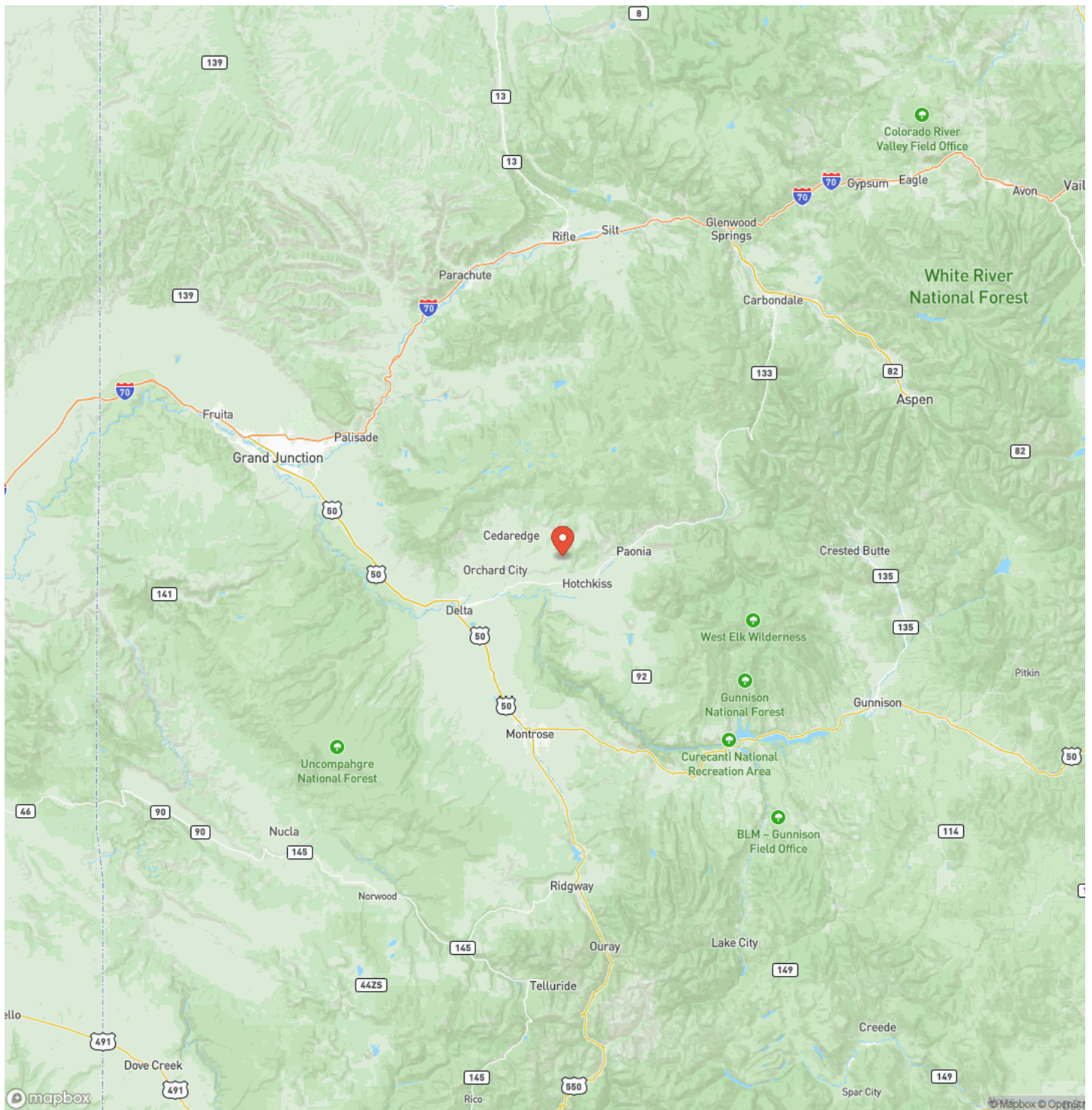
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Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

aspenranchrealestate.com

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Hotchkiss, CO / Delta County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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.

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