

Berkeley Estates Winery & Farm Land
53582 Falcon Road
Olathe, CO 81425

\$2,400,000
138± Acres
Montrose County



Berkeley Estates Winery & Farm Land Olathe, CO / Montrose County

SUMMARY

Address

53582 Falcon Road

City, State Zip

Olathe, CO 81425

County

Montrose County

Type

Farms, Recreational Land, Ranches, Hunting Land

Latitude / Longitude

38.590887 / -107.986026

Dwelling Square Feet

35077

Bedrooms / Bathrooms

-- / 2

Acreage

138

Price

\$2,400,000

Property Website

<https://aspenranchrealestate.com/property/berkeley-estates-winery-farm-land-montrose-colorado/76036/>



PROPERTY DESCRIPTION

138 Acres of Farmland with Winery Building, Insulated Shop, Equipment Shed, Greenhouse, and Established Vineyard

Discover an exceptional 138± acre farmland property in Colorado's Western Slope, featuring top-tier infrastructure and a productive vineyard. Located west of Olathe, this farm is equipped for a variety of agricultural operations, combining functionality and potential with its rich farmland, modern facilities, and irrigated vineyard. The total irrigated acreage on the ranch pencils out to approximately 97 acres on this portion of the ranch.

Key Features

- **Acreage:** 138 acres of productive farmland with versatile applications.
- **Water Rights:** 101.6 shares of UVWUA irrigation water, providing ample resources for agriculture.
- **Established Vineyard:** Approximately 22 acres planted with Riesling, Pinot Gris, Gewürztraminer, Merlot, and Cabernet Sauvignon varietals.
- **Winery Building:** 7,475 square foot state of the art winery building with two restrooms, tasting area, and great for events
- **Large Insulated Shop:** 11,510 square feet of steel construction with concrete floors, climate control, and a two-story office featuring two bathrooms and an exterior wood deck.
- **Equipment Shed:** 4,092 square feet, ideal for storing farm equipment and machinery.
- **Greenhouse:** 12,000 square feet, historically used for vegetable production and hemp seedlings.
- **Farming Potential:** Proven history of growing corn, wheat, beans, and hemp.
- **Location:** Quiet, scenic countryside setting with easy access to Olathe, Montrose, and Delta.

Olathe Irrigated Farm Land Property Highlights

This 138-acre property is a rare find, offering a blend of fertile farmland and vineyard acreage alongside state-of-the-art agricultural facilities. The Winery building on 13 acres has approximately 10 acres of established vines surrounding it, while the 12-acre vineyard in the southern portion of the property is planted with premium wine grape varietals, including Riesling, Pinot Gris, Gewürztraminer, Merlot, and Cabernet Sauvignon. This vineyard adds a unique dimension to the property, appealing to those with interests in viticulture or agribusiness diversification.

The property features a large 11,510-square-foot insulated shop that stands out for its functionality and modern design. The shop includes a two-story office with two bathrooms and a wood deck, creating an ideal workspace for farm management or other operations. This climate-controlled facility is perfect for machinery maintenance, equipment storage, and additional uses.

The 4,092-square-foot equipment shed further enhances the property's utility, providing additional storage space for tools, vehicles, and supplies. A 12,000-square-foot greenhouse offers opportunities for year-round farming, whether you want to grow vegetables, specialty crops, or seedlings.

Water resources are abundant, with 101.6 shares of UVWUA irrigation water ensuring the sustainability and productivity of the farmland and vineyard. The property has been historically successful in producing corn, wheat, beans, and hemp, making it a versatile option for agricultural entrepreneurs.

Located just 7 miles west of Olathe, this property enjoys a peaceful rural setting while remaining close to nearby amenities in Montrose, Delta, and Olathe. Whether you're seeking to expand your existing farm operation or establish a new venture, this property has everything you need to succeed.

Schedule a private tour today to see all that this remarkable property has to offer!

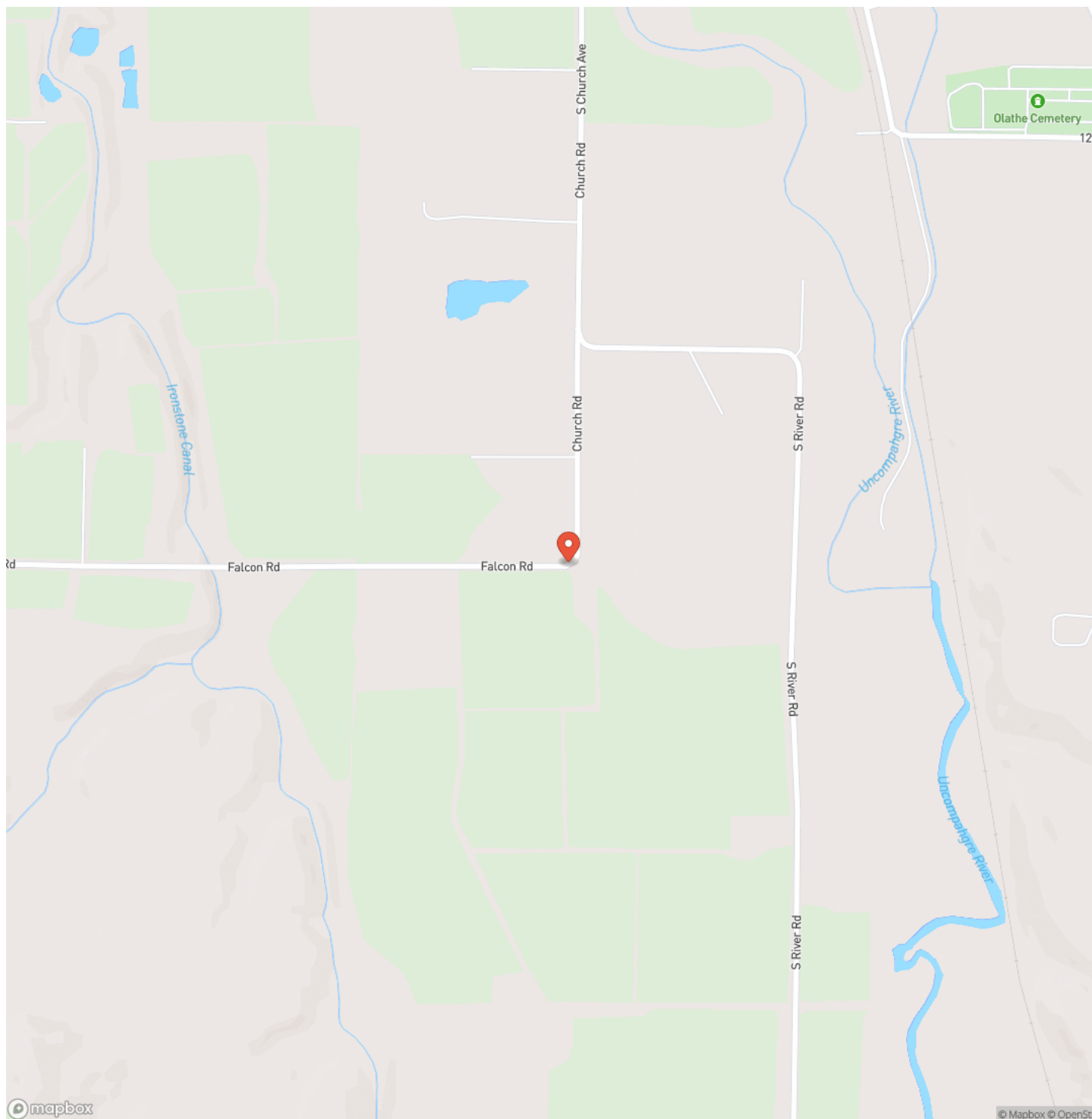
MORE INFO ONLINE:

aspenranchrealestate.com

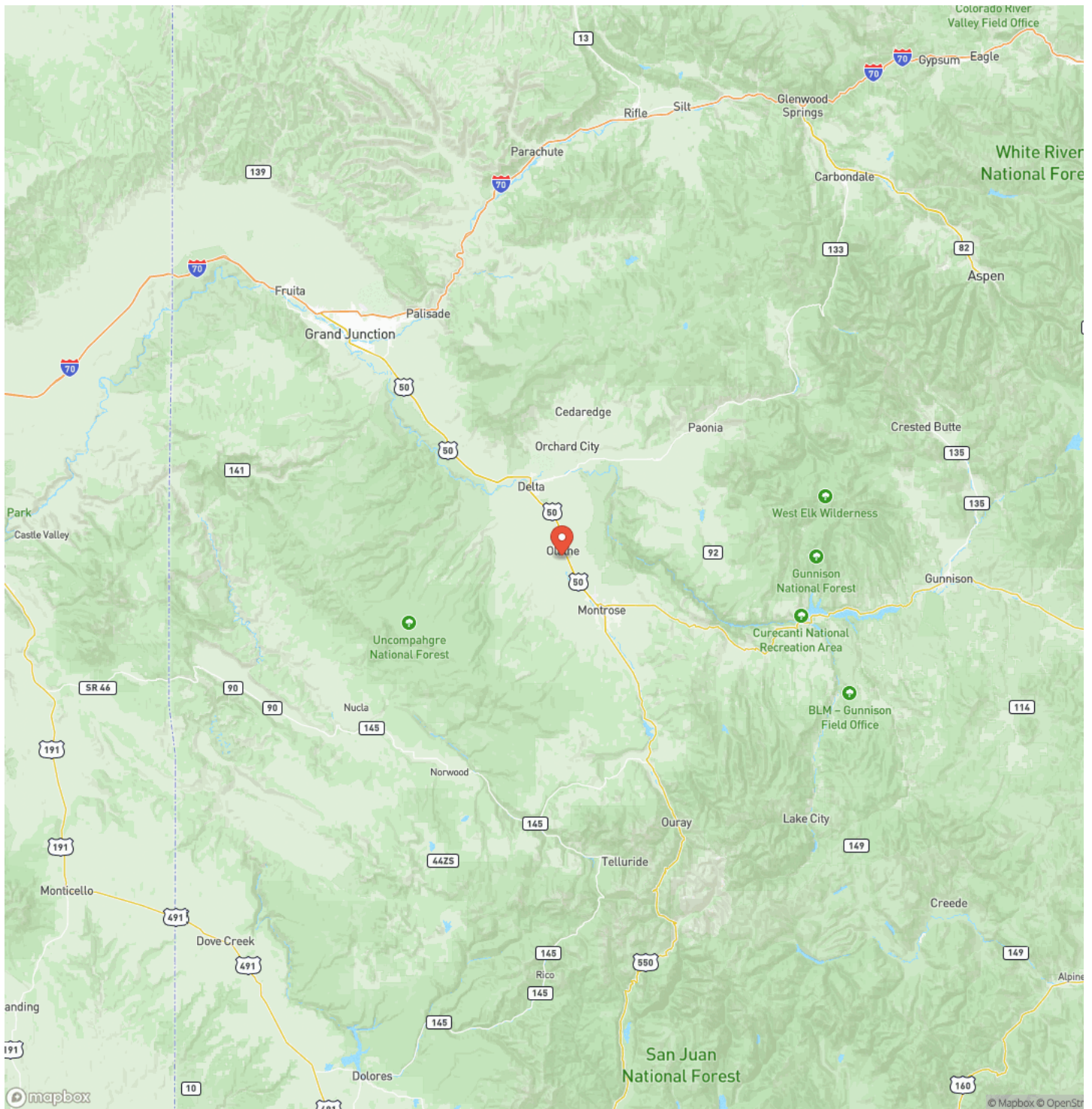
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Olathe, CO / Montrose County



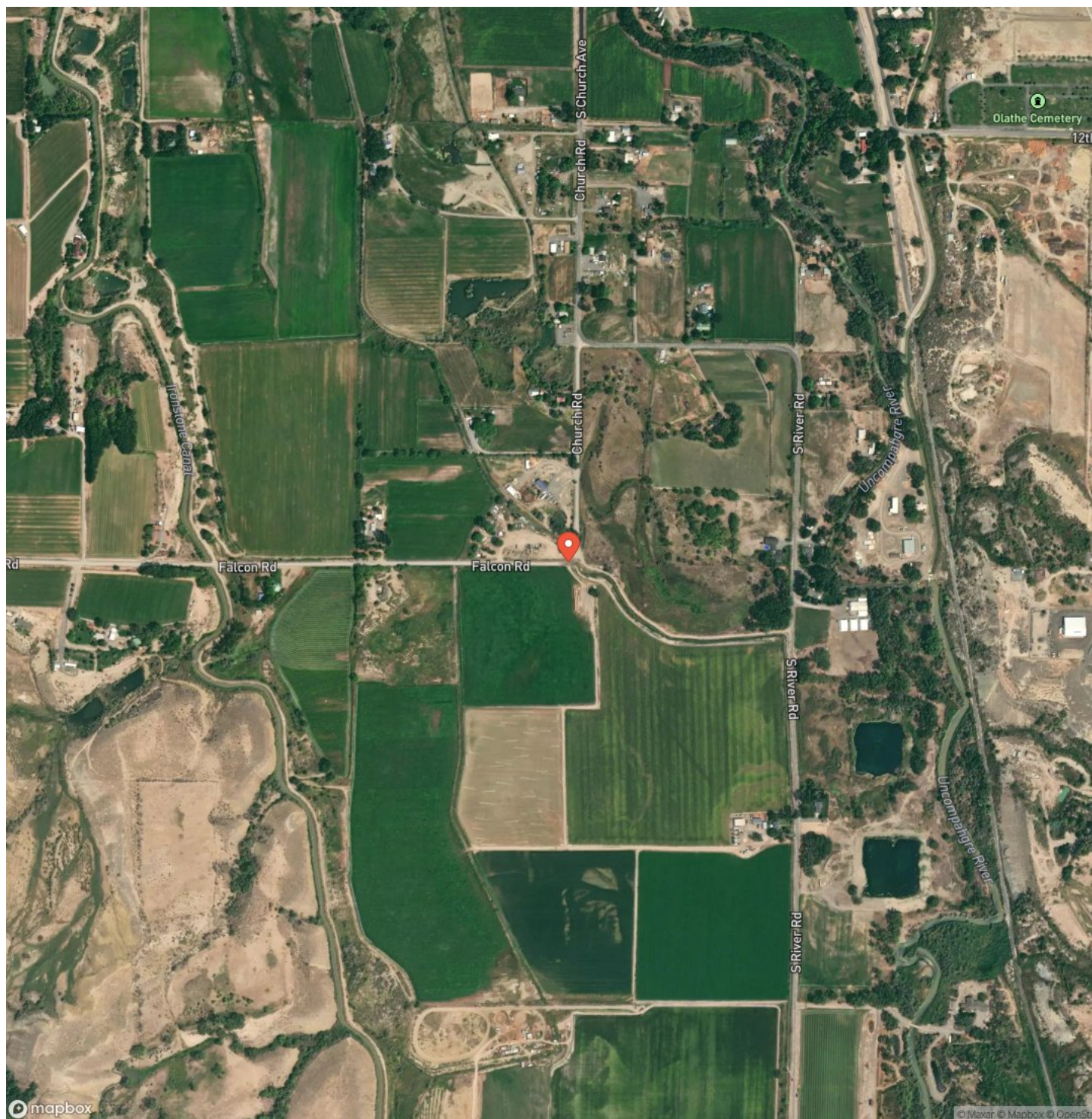
Locator Map



Locator Map



Satellite Map



Berkeley Estates Winery & Farm Land

Olathe, CO / Montrose County

LISTING REPRESENTATIVE

For more information contact:



Representative

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31428 Highway 92

City / State / Zip

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.

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