

Crawford, Colorado Country Home on Land For Sale
1253 3350 Road
Crawford, CO 81415

\$1,200,000
36.640± Acres
Delta County



Crawford, Colorado Country Home on Land For Sale

Crawford, CO / Delta County

SUMMARY

Address

1253 3350 Road

City, State Zip

Crawford, CO 81415

County

Delta County

Type

Residential Property, Recreational Land, Horse Property

Latitude / Longitude

38.683637 / -107.733755

Dwelling Square Feet

3376

Bedrooms / Bathrooms

5 / 5

Acreage

36.640

Price

\$1,200,000

Property Website

<https://aspenranchrealestate.com/property/crawford-colorado-country-home-on-land-for-sale-delta-colorado/87420/>



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PROPERTY DESCRIPTION

Country Home on Acreage For Sale in Crawford, CO

PROPERTY DETAILS AT A GLANCE

- 36 acres, 21 acres irrigated
- 4-bedroom 5-bath home
- 3,566 square feet
- 3 shop buildings totaling 6,900 square feet
- 3 water taps, domestic well
- 850 shares Fruitland Mesa irrigation water
- Excellent mule deer hunting in GMU 63
- Wild turkeys, mule deer, elk
- 9.3 miles to Crawford, 15 miles to Hotchkiss
- Terrific mountain views

Crawford, Colorado country home with acreage for sale, hunting property, horse property

This Colorado mountain retreat is located 9 miles east of Crawford, Colorado on the west end of Fruitland Mesa, which is known for its ranches, hayfields, terrific views, and excellent mule deer hunting. The spacious home is 3,566 square feet, with 4 bedrooms and 5 baths. The main level features a large kitchen with granite countertops and cherry cabinets, and the living room has awesome views of the West Elks mountains to the east. The master suite—complete with walk-in closet and walk-in shower—is on the main level and the windows face to the east to take in the beautiful mountain views. A nice office/spare bedroom completes the upstairs floorplan. The east side of the house features a wide deck to enjoy the solitude and views. Downstairs is a large family room with insert fireplace, plus three more baths and three bedrooms. One bedroom suite can actually be locked off from the rest of the house for a guest suite, in-law suite, or rental.

Wildlife assets on Colorado country home and hunting property for sale in GMU 63

The home at 1253 3350 Road is set on the back side of the 36-acre parcel, a full quarter mile from a lightly traveled but well-maintained gravel county road. The pinyon-juniper forest to the west provides excellent bedding habitat for mule deer, elk, and wild turkeys, all of which inhabit the property from time to time. Colorado GMU 63 is known for producing excellent trophy-class mule deer bucks, and Fruitland Mesa in particular grows some big ones. They seem to favor this property and it's common to see nice bucks grazing in the hayfield or even bedding down in the front yard. Elk herds come in during the winter to browse on the fields, and Merriam's turkeys are daily visitors.

Excellent water resources on Colorado small ranch for sale—horse property with hay production & grazing land

This property was sold several years ago with 450 shares of Fruitland Mesa irrigation water and one water tap. The current owner procured another 400 shares of irrigation water and two more water taps, and there is a domestic well that produces 6 gallons per minute. The hayfield is irrigated by gated pipe, which allows good distribution. A stout welded-pipe corral offers a place to gather horses, and there is abundant pasture for grazing animals.

Abundant workshop space—3 shop buildings totaling 6,896 square feet

For the self-employed fabricator or contractor, this property has abundant workshop space. All three shops have concrete floors. The shop closest to the house is 40x60, insulated, and wired. It is stubbed out for water and septic, but apparently the water lines into the structure leak and need repair. The second shop is 36x36, insulated, and is built of red iron structure. The third shop is 40x80 with 2x6

stick frame and truss construction. It also has been roughed in for plumbing. Finally, there is the root cellar of all root cellars—a buried cinder-block structure with membrane trussed roof and all the shelving you could ever want to store canned goods and foodstuffs.

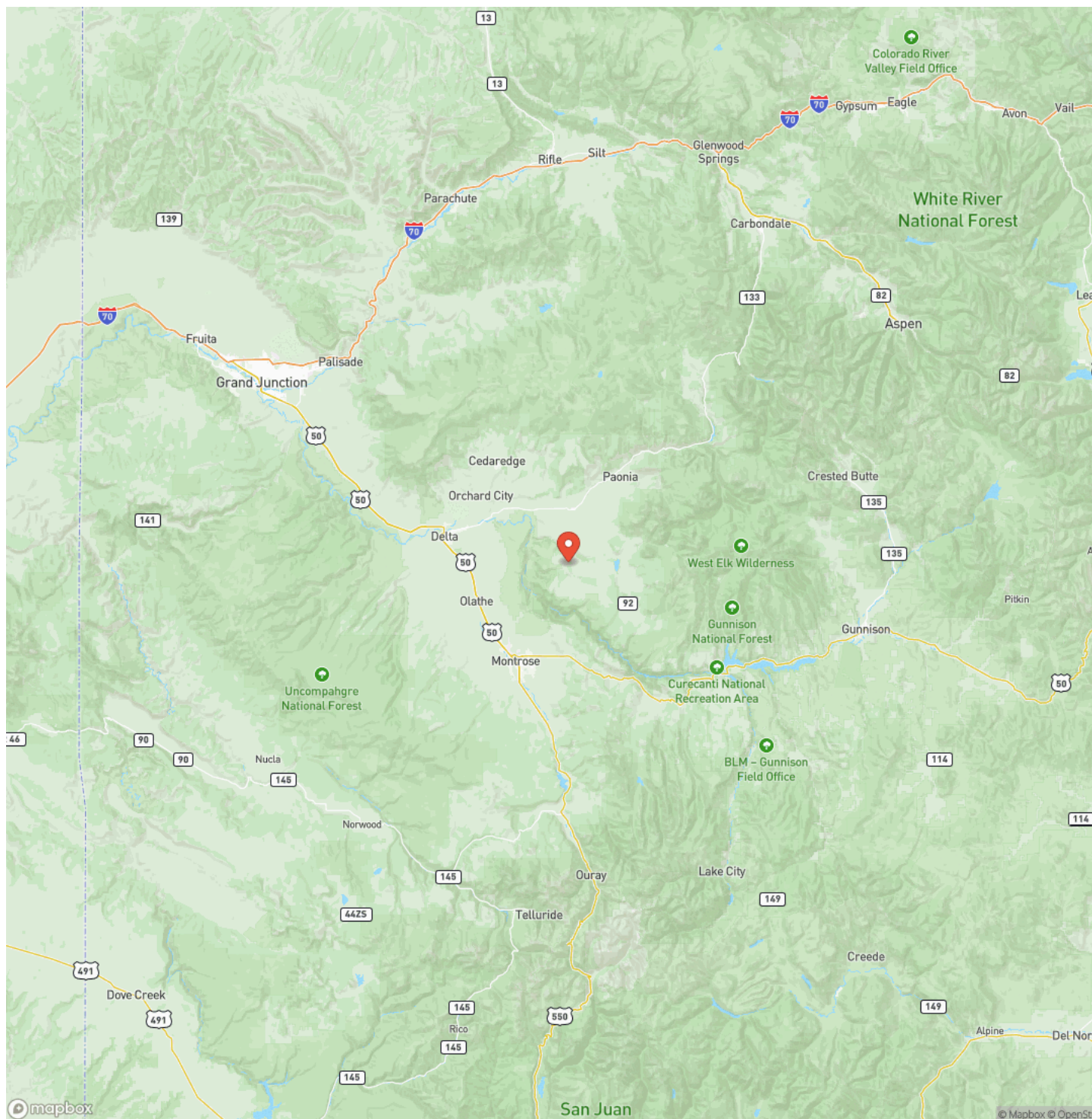
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Crawford, CO / Delta County



Locator Map



Locator Map



Satellite Map



Crawford, Colorado Country Home on Land For Sale

Crawford, 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.

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