

**Fixer-upper home on 10 irrigated acres with views,
meadows**
245 County Road 338
Parachute, CO 81635

\$480,000
10.030± Acres
Garfield County



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Parachute, CO / Garfield County

SUMMARY

Address

245 County Road 338

City, State Zip

Parachute, CO 81635

County

Garfield County

Type

Residential Property, Horse Property, Single Family, Business Opportunity

Latitude / Longitude

39.451751 / -107.983584

Dwelling Square Feet

913

Bedrooms / Bathrooms

3 / 1

Acreage

10.030

Price

\$480,000

Property Website

<https://aspenranchrealestate.com/property/fixer-upper-home-on-10-irrigated-acres-with-views-meadows-garfield-colorado/84982/>



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PROPERTY DESCRIPTION

Irrigated horse property, country home for sale is a fixer-upper built in 1926

Looking for a fix-and-flip with great potential? Here you go! This property has all the attributes to be made into a real showcase—acreage, water rights, beautiful views, nice neighborhood, and easy year-round access. The parcel is 10.03 acres with 10 shares of Morrisania Water Supply Company irrigation water. Built in 1929, the 3-bedroom 1-bath home is 913 square feet. It is livable and functional but needs a major remodel. A buyer can choose to scrape it and start over, remodel it and use it as a guest house while building a new house, or live in it.

Beautiful views of Battlement Mesa and Roan Plateau from this quiet country setting

Morrisania Mesa is known as a bucolic area northeast of the town of Battlement Mesa and across the river from Parachute. The mesa has many ranches, small and large, and lots of country homes and horse properties. This acreage is in a quiet country setting with mature trees and irrigated pastures, thanks to the water shares from the reservoir just south of the property. Household water is provided by a domestic well, which is alleged to be permitted but we're working on finding the permit. No luck as of yet. The property is generally flat with a gentle slope to the north and a little gully to the west that holds lots of deer and turkeys.

This property is a true fixer-upper--lots of history here!

The owners of this property tried several things, including an orchard of plum trees inside an 8-foot game fence. The trees have since been removed, but the fence still stands. Our suggestion is to remove the fence and put the acreage back into hay or pasture. The irrigation system brings water to the property but needs to be rebuilt to provide water to the acreage. Old sheds and junk vehicles are present, but the vehicles will be removed shortly. The home is rough and needs a lot of love. It is currently rented, but the renters should be out by July 1, 2025. Please give 24 hours' notice for any showings.

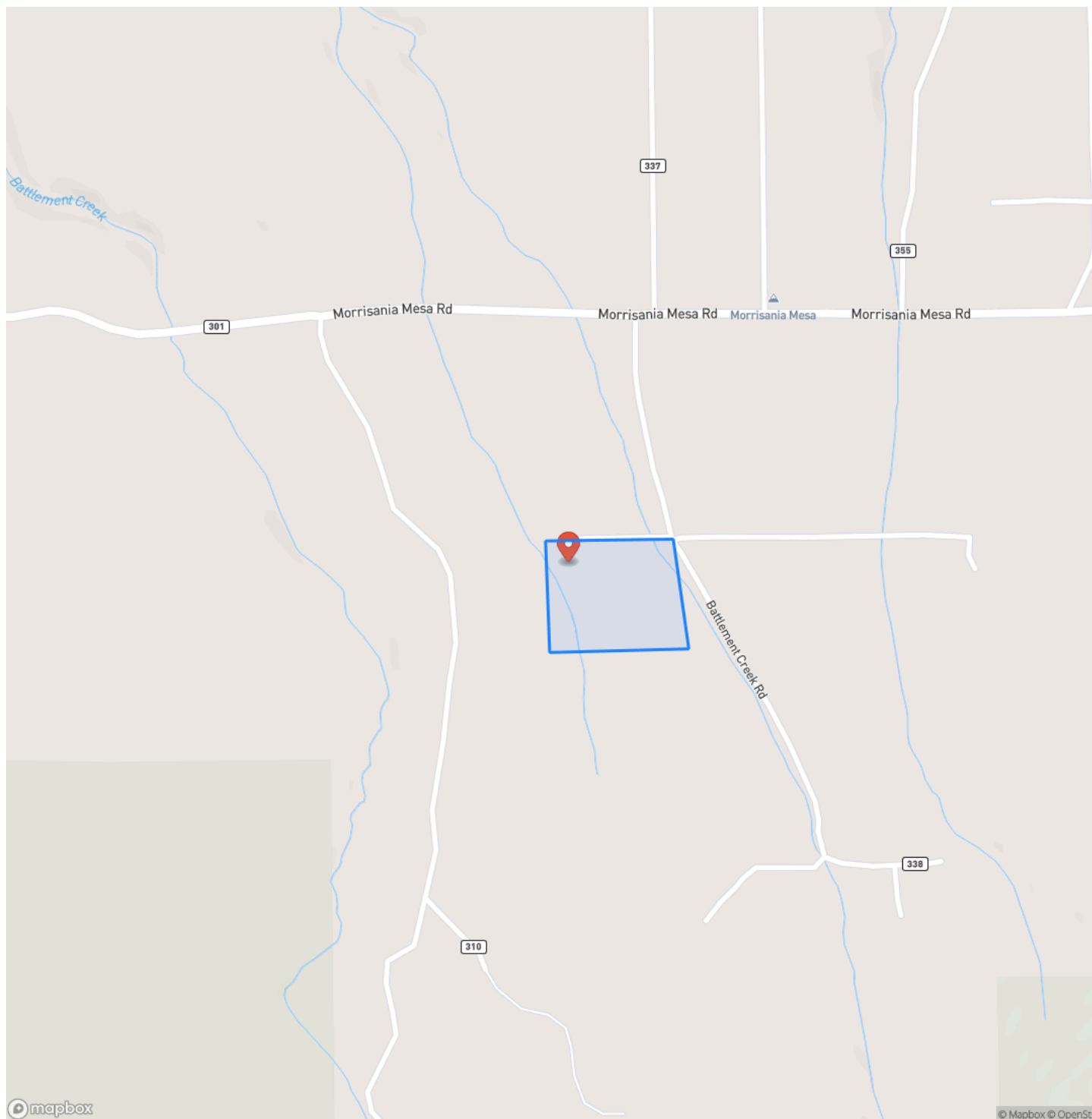
No disclosures—estate property for sale

This property is part of an estate and cannot be offered with disclosures as the trustee has never lived there. The property is offered as-is with no disclosures.

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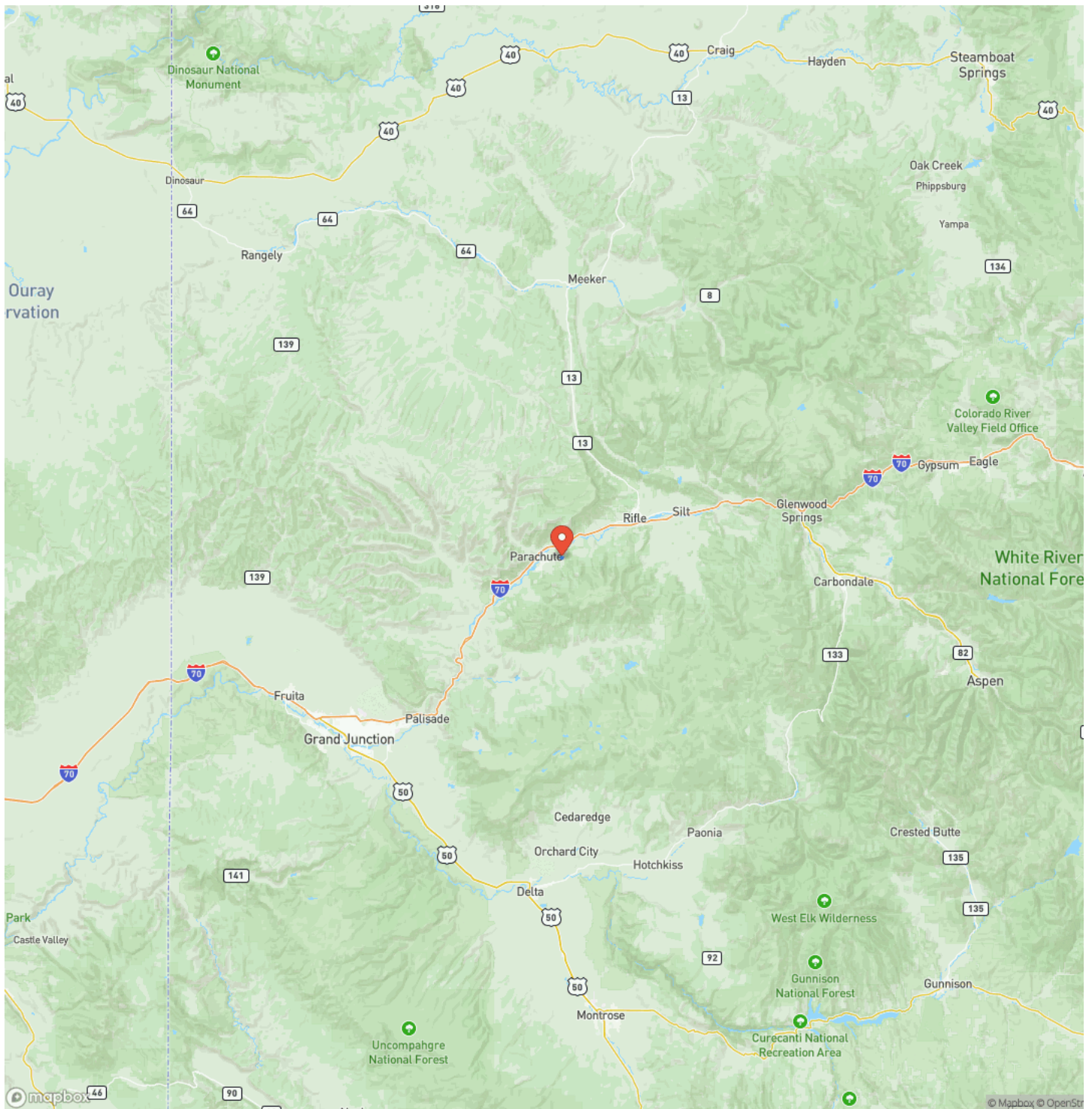


Locator Map



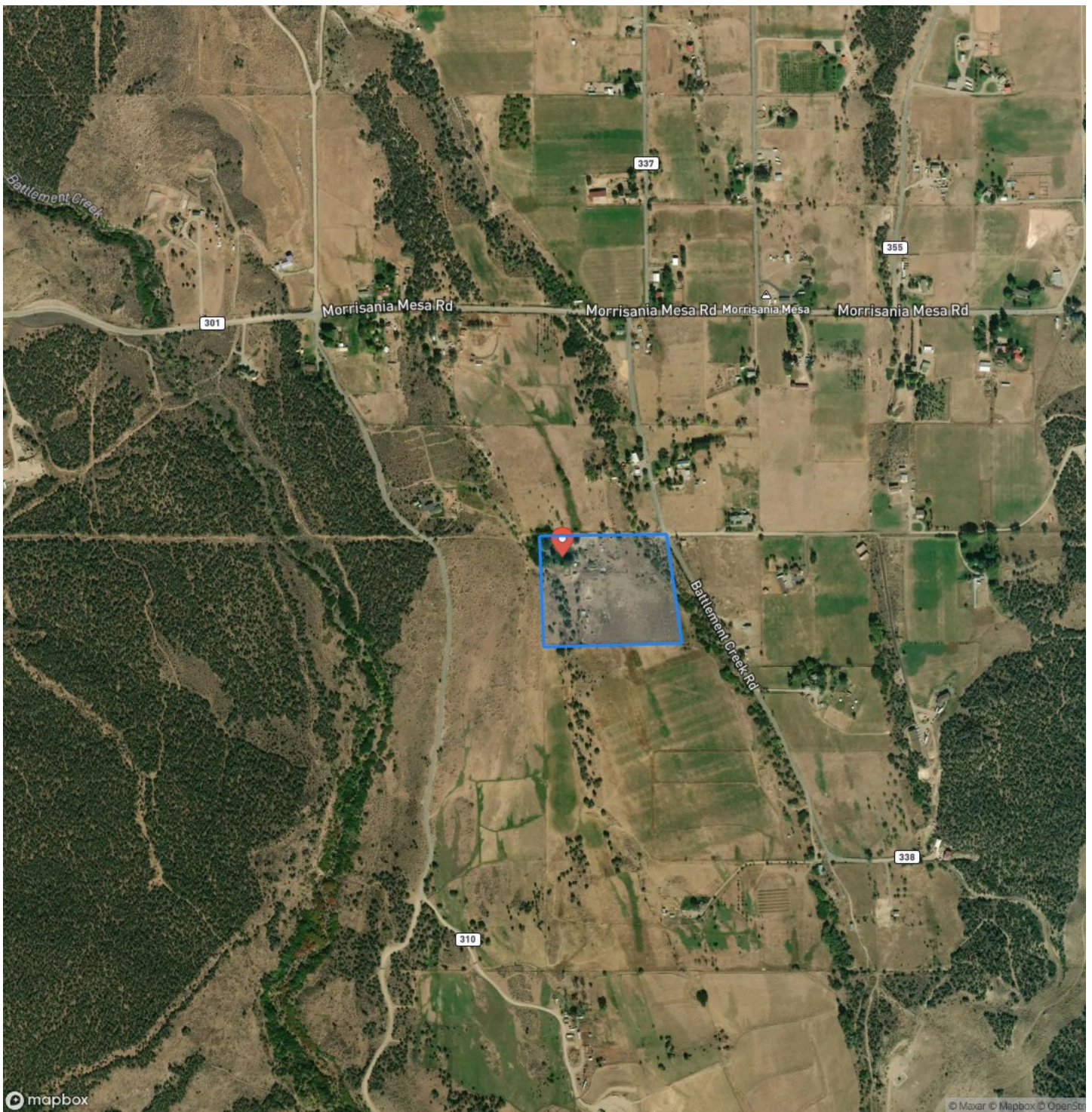
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

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Address

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City / State / Zip

NOTES

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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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