

**Western Colorado Horse Property for Sale with
Irrigated Hayfield**
1190 7745 Road
Crawford, CO 81415

\$1,200,000
45± Acres
Delta County



Western Colorado Horse Property for Sale with Irrigated Hayfield Crawford, CO / Delta County

SUMMARY

Address

1190 7745 Road

City, State Zip

Crawford, CO 81415

County

Delta County

Type

Horse Property, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude

38.675386 / -107.639578

Taxes (Annually)

1820

Dwelling Square Feet

4490

Bedrooms / Bathrooms

5 / 3

Acreage

45

Price

\$1,200,000

Property Website

<https://aspenranchrealestate.com/property/western-colorado-horse-property-for-sale-with-irrigated-hayfield-delta-colorado/62138/>



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PROPERTY DESCRIPTION

Colorado Horse Property with Irrigated Hayfield, Custom Home, Horse Barn

This country home on 45 acres south of Crawford, Colorado is in a beautiful country setting with incredible views. With 5 bedrooms, 3 baths, and a total of 4,490 square feet on two levels, the home has lots of room. There is a 20-acre hayfield on the east side of the home that normally produces two cuttings of prime grass horse hay. On the west side is a nice 93'x184' horse arena; a 6-acre irrigated horse pasture; a 40x28 horse shelter with two run-in paddocks, a stall, tack room, and 2 automatic waterers; and below is a 24x36 metal Cleary building to store hay and tractors.

Crawford, Colorado is a Beautiful Place to Live in Western Colorado

This Colorado equine property for sale is located on Fruitland Mesa, just a few miles south of Crawford, Colorado. Crawford is known for its ranches and farms, stunning views of the West Elk Mountains, and a high standard of living with clean air, relaxed lifestyle, and a strong sense of community. Fruitland Mesa has a number of ranches, hay farms, and country homes with acreage that are irrigated by water flowing from Gould Reservoir and Crystal Creek. The property also comes with two Fruitland Mesa domestic water taps, which allows the construction of a second home on the property.

Custom Home on Colorado Equine Property for Sale is Large and Comfortable

Built in 2004, the home on this Colorado horse property is a very nice home. Each of the two levels is 2,243 square feet. Upstairs is a spacious kitchen with island and maple cabinets, then a large great room with beautiful views of the West Elks through the large picture windows. The master suite is at the north end of the home, with a large walk-in closet and a bath with walk-in shower. There are two smaller bedrooms, an office that could double as a bedroom, and a bath on the same floor. Downstairs there is a family room, a large bonus room for storage, two bedrooms and a bath, plus a workshop room and walk-out doors to the outside. The home has a nice deck, walk-out patio, wood floors in key areas, knotty pine doors, and a 2-car attached garage that is finished inside.

Colorado Horse Property is Ready to Ride!

We've seen a lot of Colorado horse properties. This one has the ideal combination of a very nice home, modest but very substantial and well-built horse facilities, hay barn, hayfield, pasture, the works. There are many beautiful horse trails and pack trails on National Forest and BLM lands within 10-45 minutes of this property, including trails into the West Elks, Grand Mesa, Black Canyon, and the Uncompahgre Plateau.

Crawford, CO is an ideal location on the Western Slope of Colorado

Crawford is a small town of 500 people with a bank, motel, feed store, post office, town hall, convenience store and liquor store, restaurant, coffee shop, and gift shops. Crawford is about an hour and a half southwest of Grand Junction, near Hotchkiss and Paonia, which are both known for excellent fruit orchards. Gunnison is an hour and a half east and Montrose is 50 minutes to the southwest. Crawford Reservoir is just half a mile south of Crawford and a few minutes from this horse ranch. Boating, fishing, big game hunting for trophy mule deer and elk, 4-wheeling, hiking, horseback riding—it's all right there for the outdoor enthusiast.

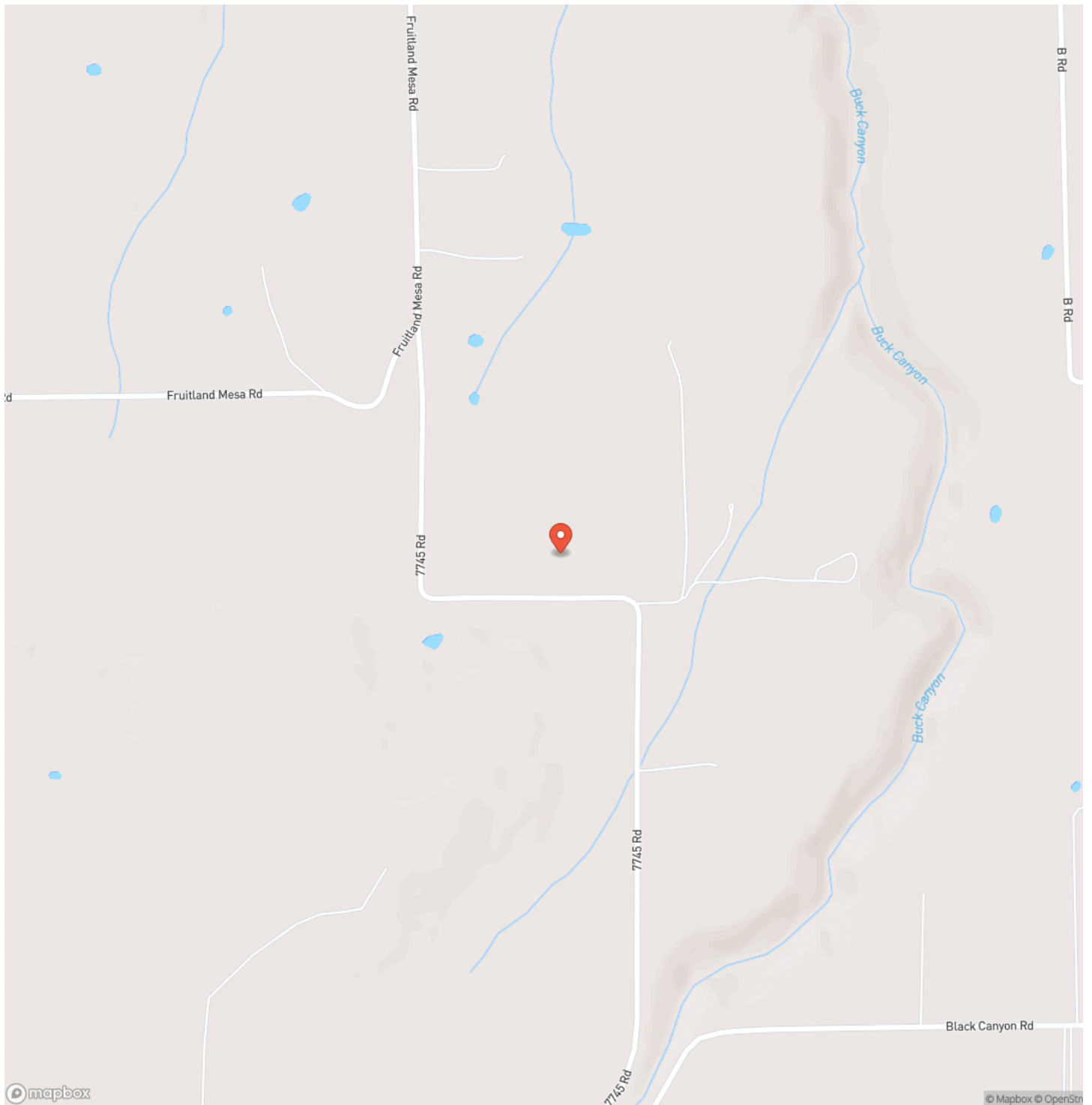
Property is co-listed with Liz Heidrick of Needlerock Realty & Land

MORE INFO ONLINE:

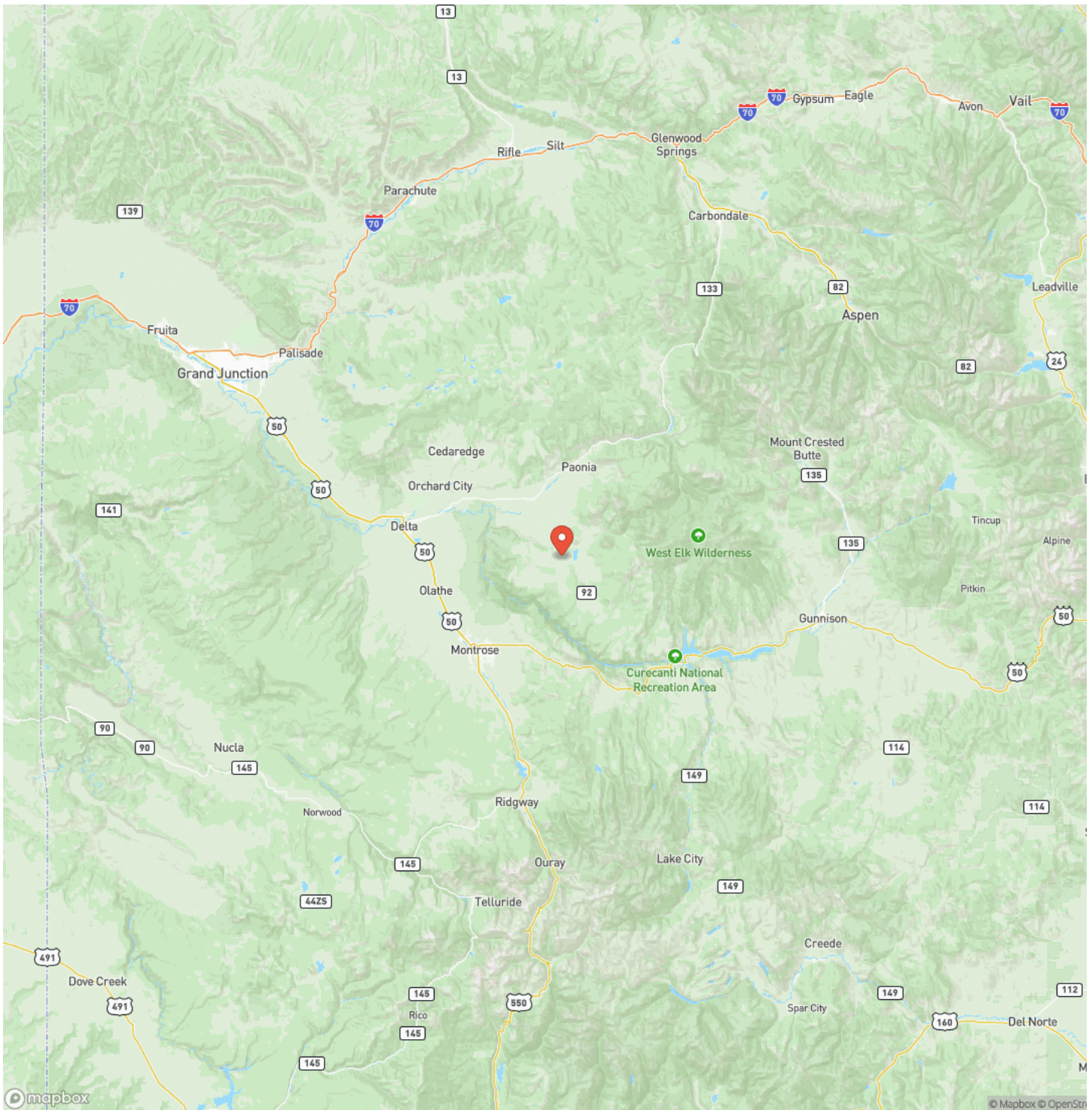
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Crawford, CO / Delta County



Locator Map



Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

aspenranchrealestate.com

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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Hotchkiss, CO 81419

NOTES

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.

This image shows a single 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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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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