

**Country home with irrigated acreage, fixer-upper**  
243 County Road 338  
Parachute, CO 81635

**\$440,000**  
12.080± Acres  
Garfield County





**Country home with irrigated acreage, fixer-upper  
Parachute, CO / Garfield County**

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**SUMMARY**

**Address**

243 County Road 338

**City, State Zip**

Parachute, CO 81635

**County**

Garfield County

**Type**

Residential Property, Horse Property, Single Family, Business Opportunity

**Latitude / Longitude**

39.453258 / -107.983022

**Dwelling Square Feet**

768

**Bedrooms / Bathrooms**

2 / 1.5

**Acreage**

12.080

**Price**

\$440,000

**Property Website**

<https://aspenranchrealestate.com/property/country-home-with-irrigated-acreage-fixer-upper-garfield-colorado/84979/>



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### **PROPERTY DESCRIPTION**

#### **1946 country home on acreage is an opportunity for the fixer-upper contractor**

A fantastic opportunity for a fixer-upper! Originally built in 1946, is a modest 2 bedroom 1 bathroom situated on a 12-acre irrigated parcel that has breathtaking views of the Roan Plateau and Battlement Mesa. Enjoy peace and privacy in this quiet setting, just 4 miles from I-70 for convenient access.

#### **Irrigated ranch land property has excellent water rights**

The land is irrigated with water rights from the Morrisania Water Supply Company, which sources from Battlement Reservoir—providing reliable late-season water most years. A domestic well supplies household water. The property has a gentle north-facing slope and is nearly all usable ground. A small draw on the western side of the property offers great habitat that is frequented by deer and turkey.

#### **Fixer-upper home is a project for the creative builder and rehabber**

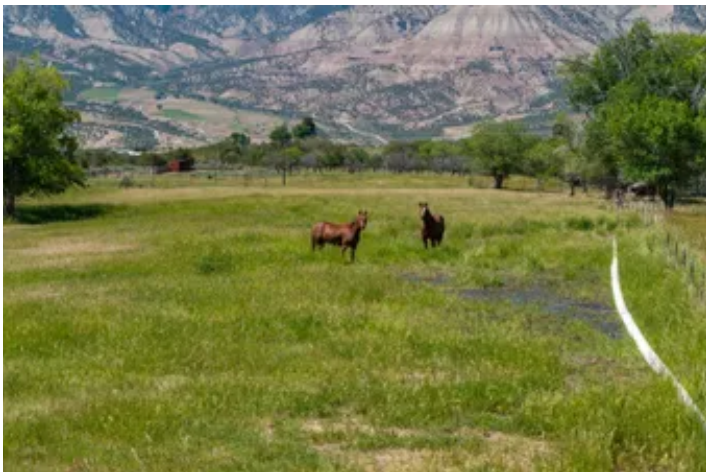
The house itself is likely habitable but has not been lived in for several years and is in need of a full renovation, offering a great opportunity to add value with your vision and effort. Whether you're dreaming of a country home, horse setup, or rural getaway, this property is full of potential.

Listed at the current appraised value with a recent appraisal in hand. The seller has never occupied the property and is unable to provide disclosures. Being sold as-is.

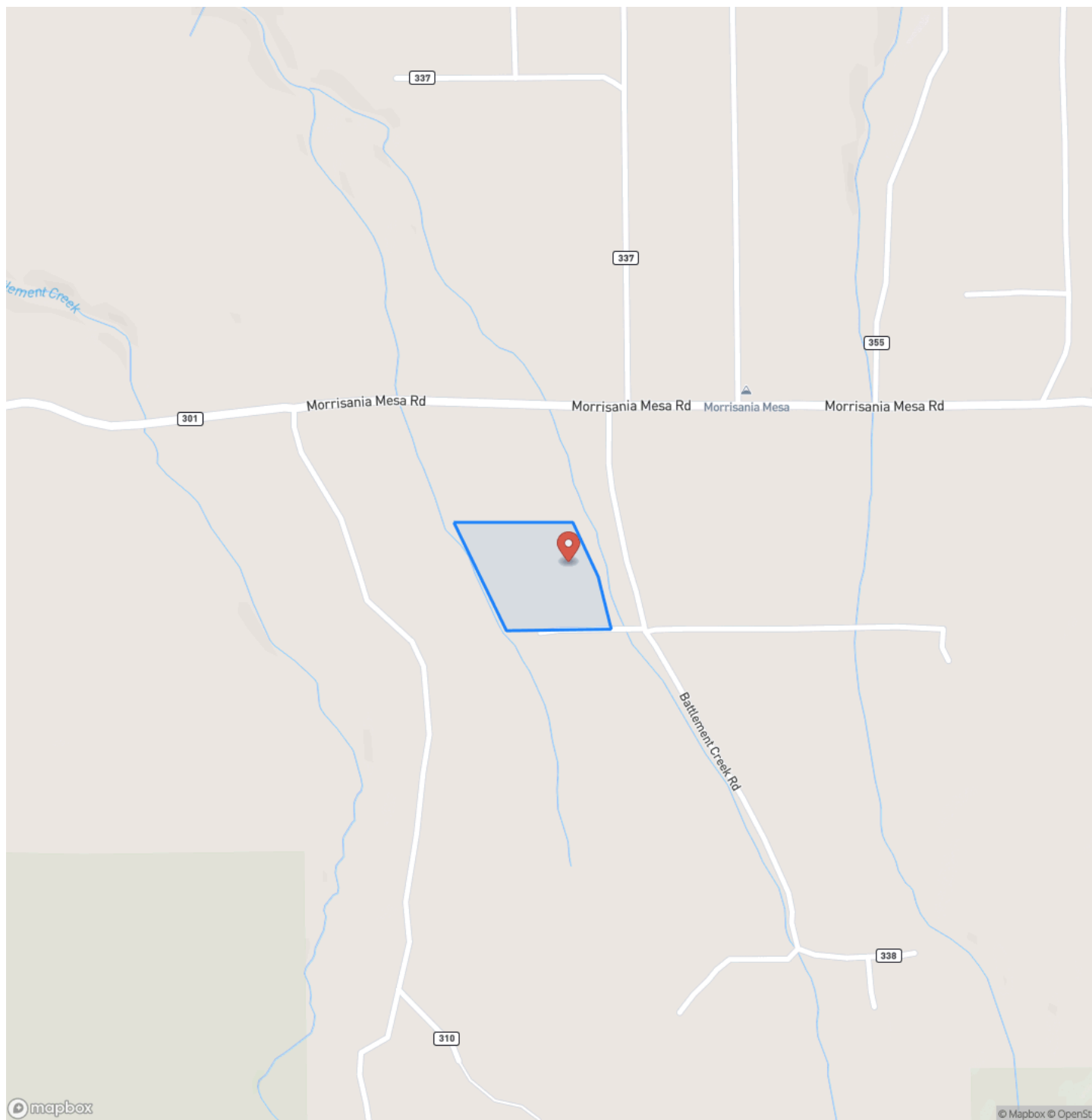


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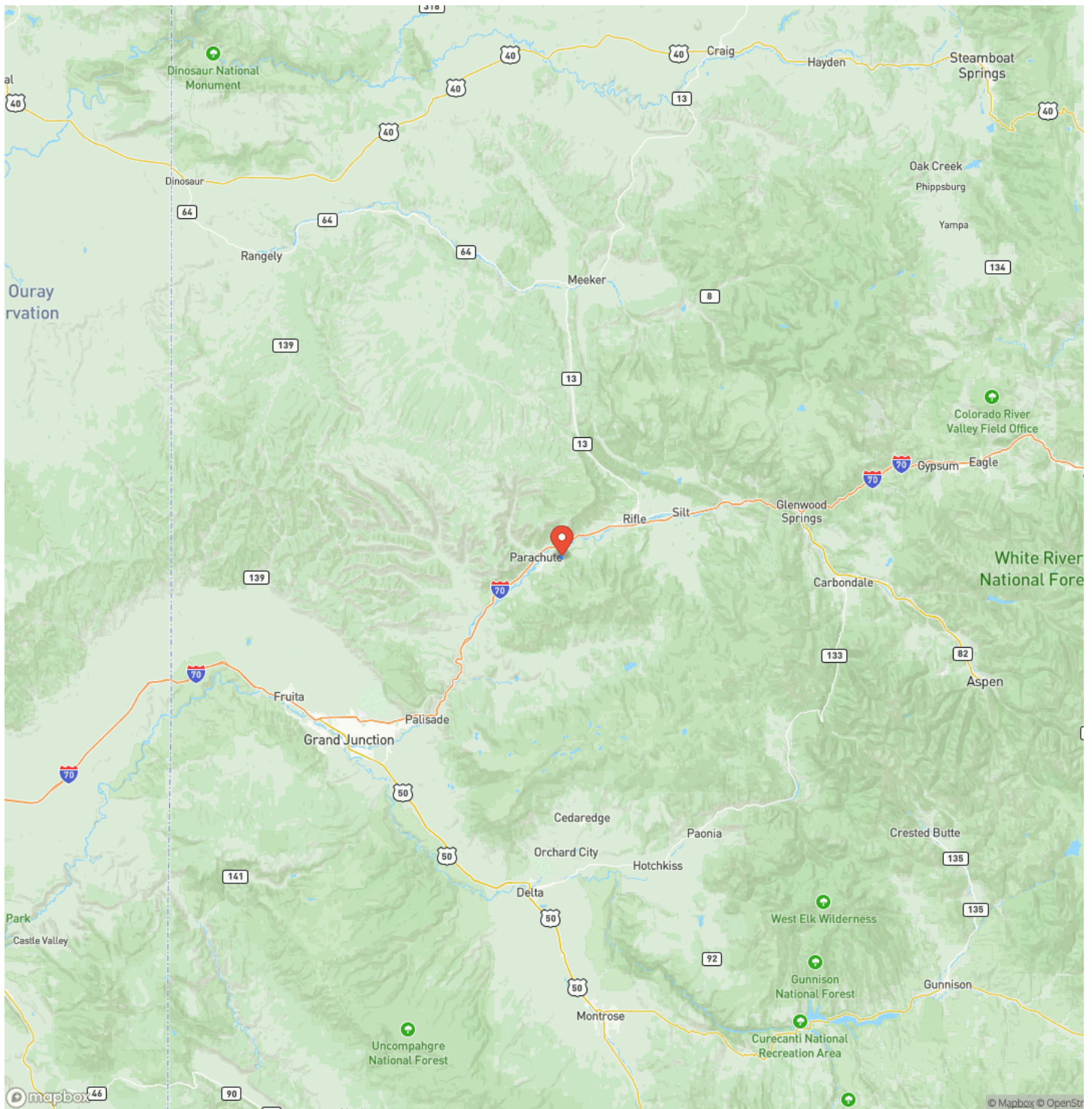


## Locator Map





## Locator Map





## Satellite Map



## Country home with irrigated acreage, fixer-upper Parachute, CO / Garfield County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Gary Hubbell

## Mobile

(970) 872-3322

## Email

grandviewranch@gmail.com

**Address**

31428 Highway 92

## City / State / Zip

## NOTES

[illegible]



## NOTES

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper or a document template. There are no margins, text, or other markings present.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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