

**Colorado Horse & Hay Property with Solar Power, Polo
Field, & Strong Water Rights**
449 County Road 223
Rifle, CO 81650

\$1,070,000
14.280± Acres
Garfield County



Colorado Horse & Hay Property with Solar Power, Polo Field, & Strong Water Rights Rifle, CO / Garfield County

SUMMARY

Address

449 County Road 223

City, State Zip

Rifle, CO 81650

County

Garfield County

Type

Farms, Horse Property, Single Family

Latitude / Longitude

39.547978 / -107.730147

Dwelling Square Feet

2324

Bedrooms / Bathrooms

4 / 3

Acreage

14.280

Price

\$1,070,000

Property Website

<https://aspenranchrealestate.com/property/colorado-horse-hay-property-with-solar-power-polo-field-strong-water-rights-garfield-colorado/91532/>



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PROPERTY DESCRIPTION

Country Home, Horse Property & Small Ranch for Sale in Western Colorado

14.28 Acres | 4 Bed, 3 Bath Home + 900 Sqft ADU | 1.66 Shares Grand River Ditch | 5,400 Ft Elevation | 14 GPM Domestic Well | Solar Powered

Discover the ideal country home for sale in Western Colorado—a versatile 14.28-acre irrigated property located just ten minutes from downtown Rifle. Set at a comfortable 5,400 feet elevation, this land offers a rare balance of productivity, self-sufficiency, and small-town convenience. With strong irrigation rights, excellent domestic water, and efficient solar power, this property is ready to support everything from horse operations and hay production to small-scale farming and ranching ventures.

The property's deep, rock-free soil and consistent irrigation from 1.66 shares of the Grand River Ditch Company make it ideal for crops that require abundant water, such as alfalfa, grass hay, sweet corn, hemp, hops, orchard fruits, and even vineyards—all of which thrive throughout Western Colorado's agricultural valleys. It would serve equally well as a productive farm, boutique ranch operation, or equestrian estate.

Currently set up as a premium horse property, the land includes a regulation-size polo field (300 x 160 yards), horse arena, loafing sheds, multiple stalls, hay storage, and fully fenced pastures. The domestic well produces 14 gallons per minute of clean, drinkable water, while the solar array offsets roughly 80% of total power usage, with excess energy sold back to the grid.

The 4-bedroom, 3-bath home (built in 1992) has been tastefully updated with new paint, carpet, lighting, and a new leach field. Outdoor living spaces include a covered back deck, front porch, and a balcony off the attached 900-square-foot ADU with two-car garage. The ADU has rented out for \$1,400/Mo. The mature landscape features an Aspen grove, apple, pear, and plum trees, and roughly 1,000 linear feet of wild asparagus that flourish each spring.

Less than ten minutes from Rifle, the property combines peace and privacy with easy access to amenities including schools, grocery stores, healthcare, and restaurants. The area is surrounded by year-round recreation, with Rifle Gap and Rifle Falls State Parks, Powderhorn Mountain Resort, the Grand Mesa, and the Flat Tops Wilderness all within an hour's drive for skiing, fishing, hiking, and horseback riding. Aspen is just 1 hour and 20 minutes away, offering world-class skiing, dining, and culture, while maintaining the Western Slope's relaxed pace of life.

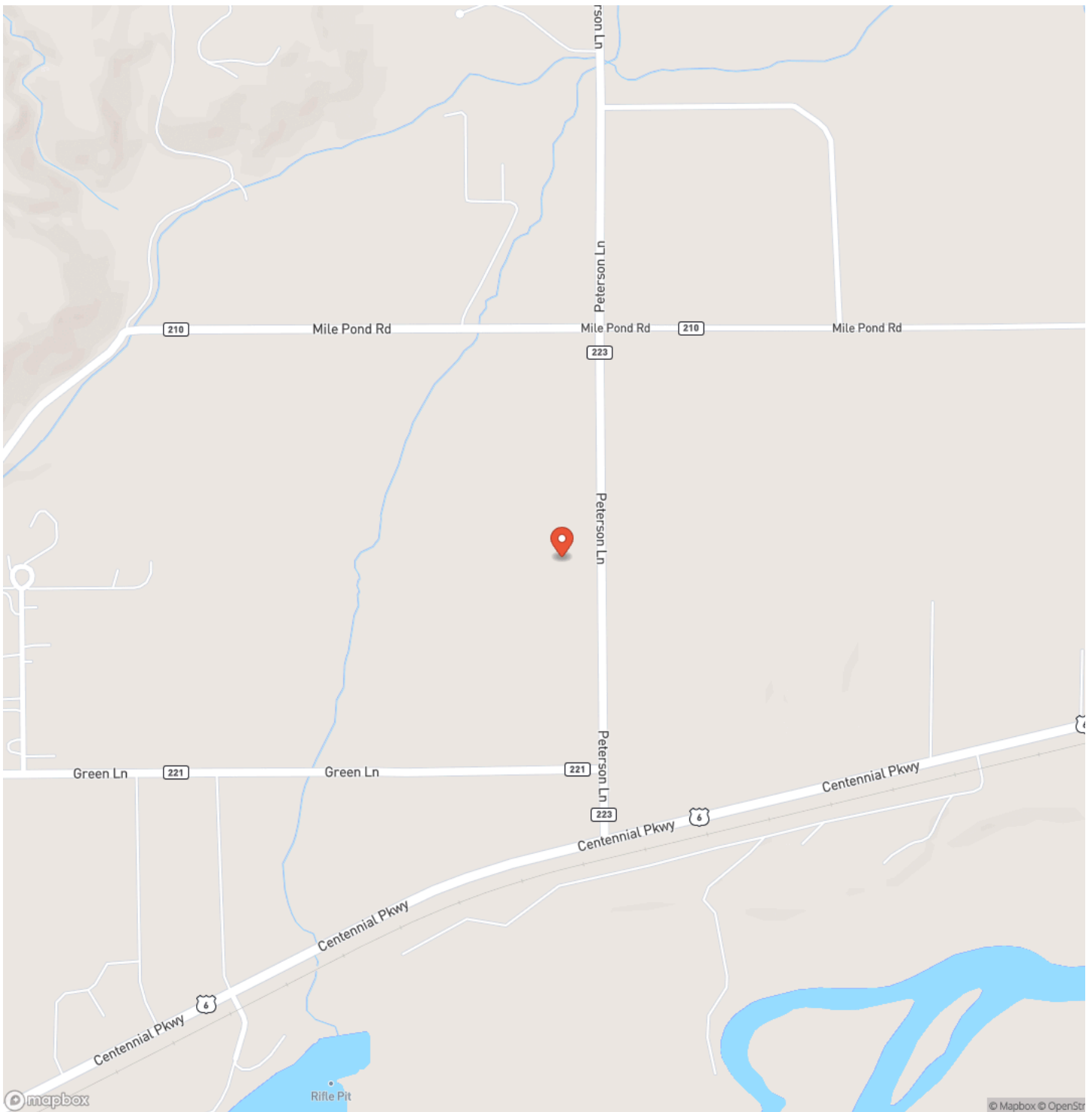
Travel access is convenient with Garfield County Regional Airport only 12 minutes away, Grand Junction Regional Airport about 1 hour 10 minutes, and Eagle County Regional Airport roughly 1 hour 20 minutes.

449 County Road 223 is a great opportunity to own a turnkey Western Colorado ranch and horse property with excellent water rights, modern solar efficiency, and productive agricultural potential. Whether you're seeking a country home, small ranch, equestrian estate, or irrigated farm, this property delivers the full Western Colorado lifestyle—open land, big skies, and endless opportunity.

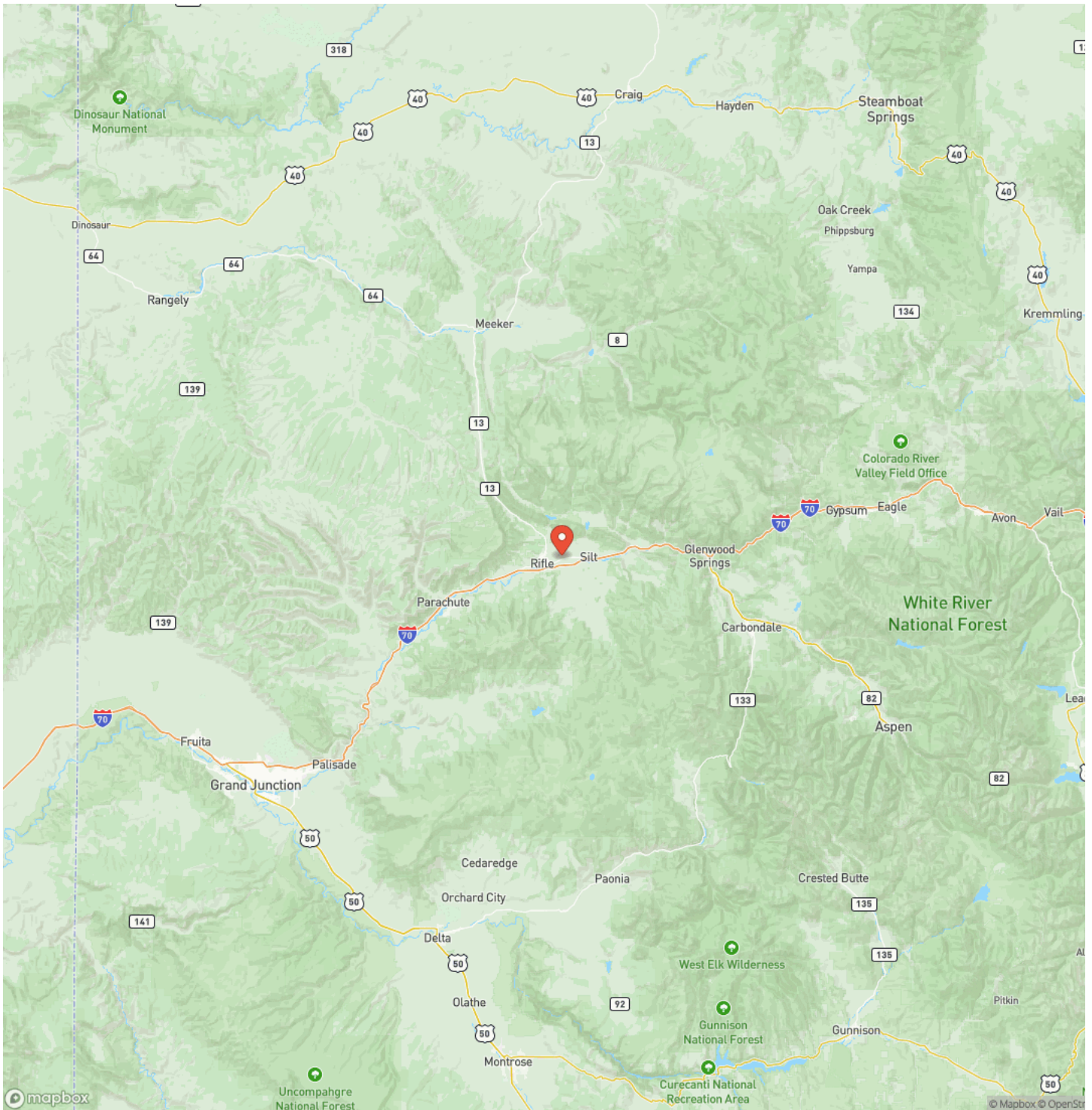
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Rifle, CO / Garfield County



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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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.

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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