

**Country Home With Irrigated Land**  
11402 Trap Club Road  
Eckert, CO 81418

**\$599,000**  
70± Acres  
Delta County



## Country Home With Irrigated Land Eckert, CO / Delta County

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### **SUMMARY**

#### **Address**

11402 Trap Club Road

#### **City, State Zip**

Eckert, CO 81418

#### **County**

Delta County

#### **Type**

Farms, Recreational Land, Horse Property, Single Family, Business Opportunity

#### **Latitude / Longitude**

38.8198944 / -107.9960326

#### **Dwelling Square Feet**

889

#### **Bedrooms / Bathrooms**

2 / 1

#### **Acreage**

70

#### **Price**

\$599,000

#### **Property Website**

<https://aspenranchrealestate.com/property/country-home-with-irrigated-land-delta-colorado/27692/>



**PROPERTY DESCRIPTION**

**Cedaredge, Colorado Country Home on Irrigated Land For Sale**

Situated just west of downtown Cedaredge, this delightful country home with irrigated acreage is nestled on 70 acres of picturesque land, boasting nearly 50 acres of fertile irrigated fields. Historically utilized for hay production, this property has a strong track record of agricultural success. The expansive land offers endless possibilities, whether you envision cattle farming, creating an equestrian haven, or simply enjoying the charm of a hobby farm.

The 889 square foot home, located at the northwest corner of the property, provides a cozy retreat. It features two bedrooms, a well-appointed bathroom, in-floor radiant heating, attractive wood flooring, a fully equipped kitchen, ample natural light, and breathtaking views of the entire estate. Tucked away at the base of a large adobe mound, the home offers both privacy and protection from the wind, discreetly hidden from the road.

**Water Rights, Irrigated Land, Hay Production, Animal Pasture**

One section of the parcel encompasses the tranquil Tongue Creek, meandering along the east side of the property at a consistent elevation of 5,500 feet. With substantial water rights, this valuable resource effectively irrigates the thriving land. Additionally, this property presents an exciting opportunity for subdivision into two separate 35-acre parcels, each with an existing water tap, facilitating potential future sales.

Conveniently located mere minutes from the charming town of Cedaredge, this home also provides easy access to Delta within a 10-minute drive, or Montrose within a 35-minute drive. The western slope of Colorado boasts a plethora of recreational activities for outdoor enthusiasts. Just north of the property lies the renowned Grand Mesa, renowned for its exceptional hunting, fishing, hiking, snowmobiling, camping, and mountain biking opportunities.

With plenty of room for further development, this property welcomes the addition of new improvements, workshops, or sheds.



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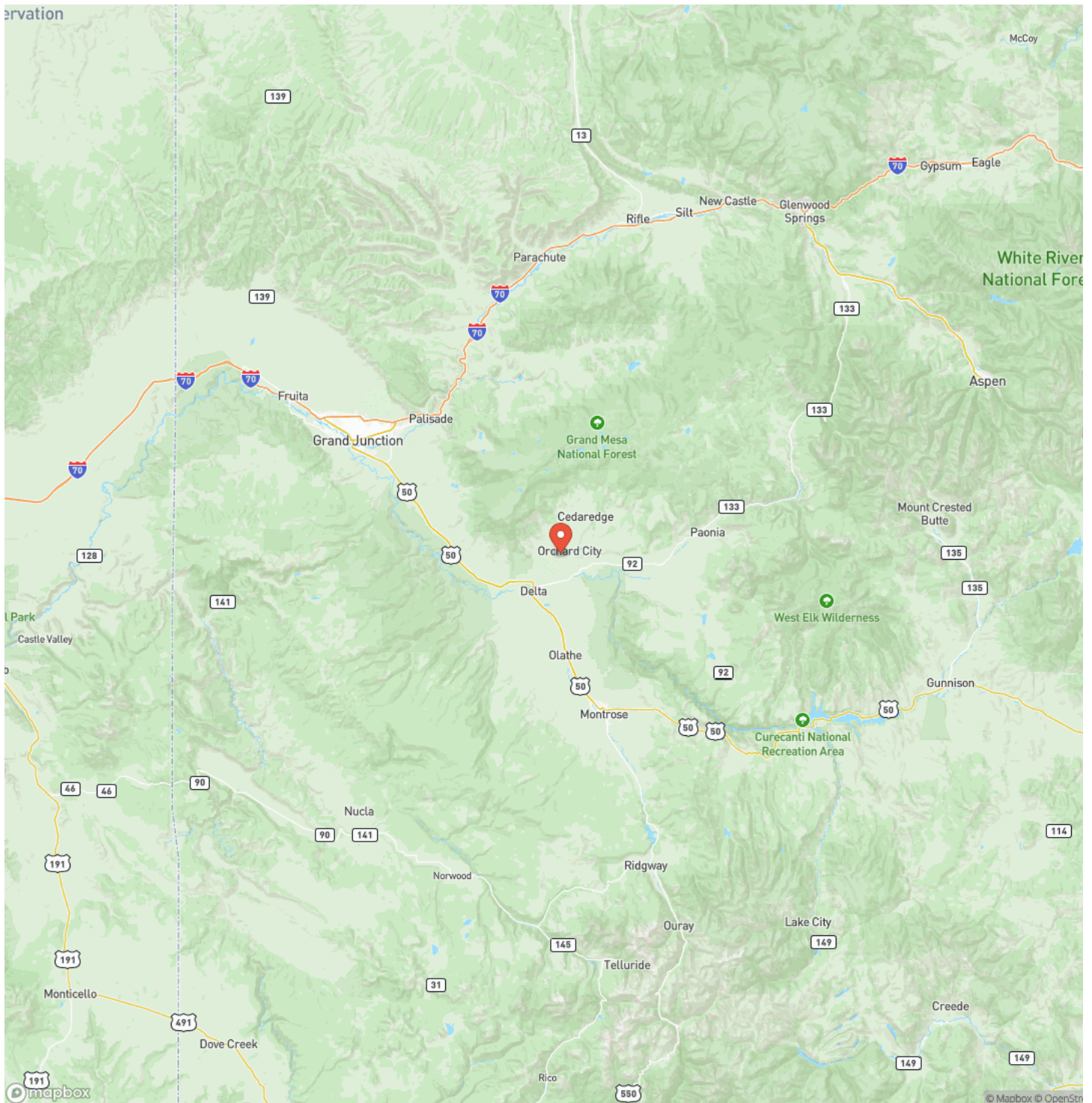


## Locator Map





## Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**

## Country Home With Irrigated Land

### Eckert, CO / Delta County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Spencer Jordan

## Mobile

(203) 962-3683

## Email

coloradolandbroker@gmail.com

**Address**

326 CO-133 STE 130

## City / State / Zip

Carbondale, CO 81623

## 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**

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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