

CO Country home on 12 acres with shop & livestock facilities
1847 7 rd
Mack, CO 81525

\$1,049,000
12± Acres
Mesa County



CO Country home on 12 acres with shop & livestock facilities
Mack, CO / Mesa County

SUMMARY

Address

1847 7 rd

City, State Zip

Mack, CO 81525

County

Mesa County

Type

Horse Property

Latitude / Longitude

39.274058 / -108.920499

Taxes (Annually)

2522

Dwelling Square Feet

2440

Bedrooms / Bathrooms

4 / 2

Acreage

12

Price

\$1,049,000

Property Website

<https://aspenranchrealestate.com/property/co-country-home-on-12-acres-with-shop-livestock-facilities-mesa-colorado/82325/>



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PROPERTY DESCRIPTION

12-Acre Property with Home, Shop, and Livestock Facilities in Mack, CO

Colorado without the snow! Well maintained 3-bedroom, 2-bathroom home with office is the blend of comfort, functionality, and country charm. Spanning 2,440 sq ft, the home was updated in Spring 2025 with fresh paint, new flooring, and carpet. Home was originally remodeled in 1990. Open concept with spacious kitchen and large living room offer plenty of room for gathering, while the separate laundry room and mudroom add convenience. A non conforming 4th bedroom would make a great home office. Central air conditioning and a tankless on-demand hot water heater.

Mature landscaping, complete with large shade trees and automatic sprinklers surrounding the home. The property is fully equipped for livestock and agricultural use, featuring a 3,000 sq ft shop, with automatic overhead doors, floor drain, separate garage space, additional 2100 sq ft of covered space, and a 3,000 sq ft hay barn or would also make an excellent covered riding arena. 220V power. The setup also includes working pens, feed bunks, pipe fencing, 4 automatic stock waterers, and a full roping arena with holding pens and return lane.

Excellent water rights, efficient gated pipe irrigation water delivery system, and a long growing season(up to 4 cuttings of alfalfa). The fertile soil and peaceful setting provide the perfect backdrop for both relaxation and productivity.

Located just 15 minutes from Fruita and 20 minutes from Grand Junction, minutes to I-70 and Country Jam ranch this property offers the best of rural living with city convenience close by.

Subject to Mesa County approval of lot line adjustment.

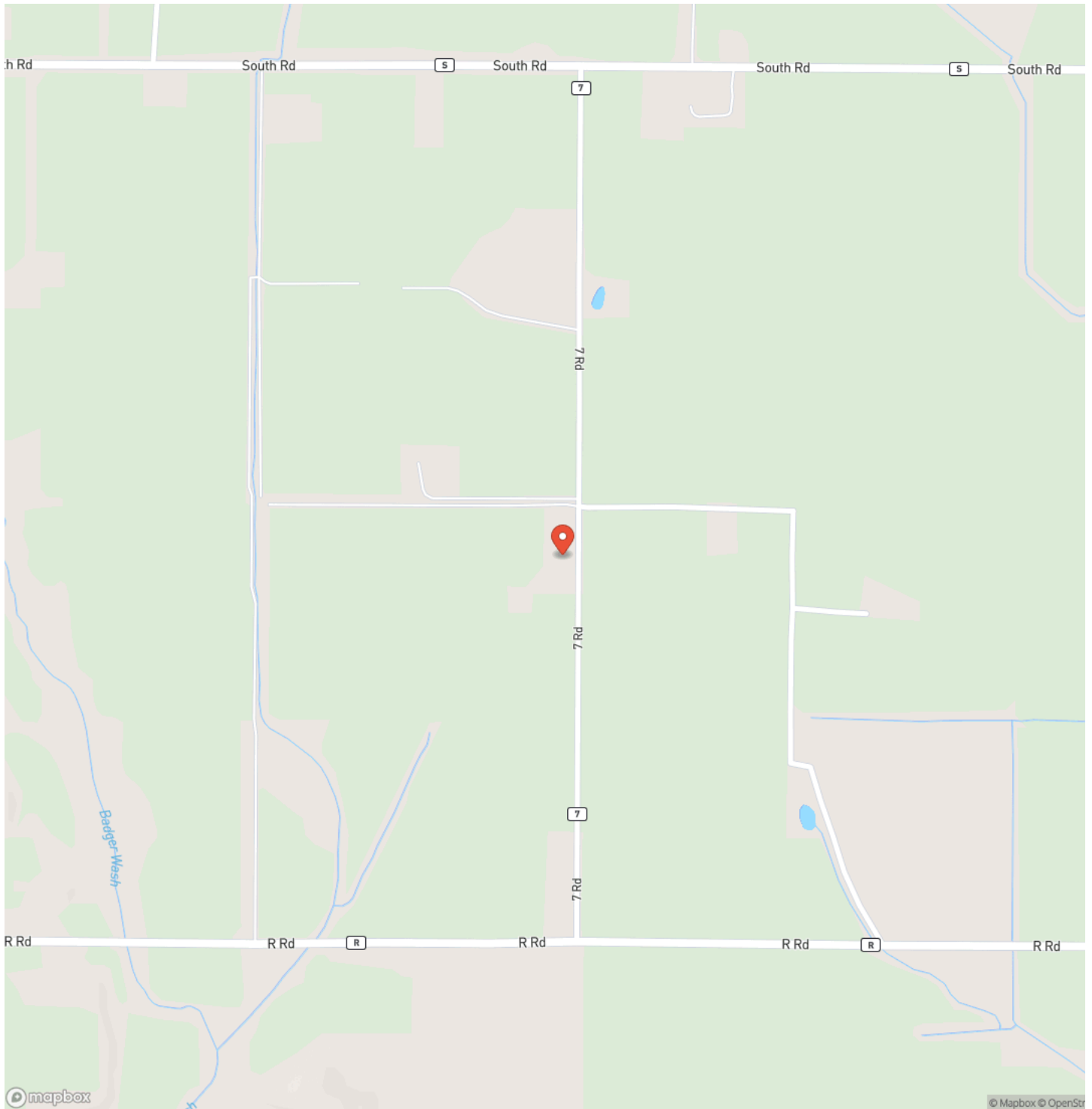
Western Slope, Colorado Country Home for Sale

Located in the heart of western Colorado, **Grand Junction and the Grand Valley** offer a unique blend of natural beauty, outdoor recreation, and small-town charm with modern amenities. Known for its stunning red rock landscapes, lush vineyards, and proximity to the Colorado National Monument, the area is a haven for outdoor enthusiasts—perfect for hiking, biking, fishing, hunting, and horseback riding. Nearby Grand Junction boasts a vibrant downtown with local shops, farm-to-table dining, art galleries, and a strong sense of community. Regional airport that services several major cities. The Grand Valley is also a thriving agricultural hub, producing world-class wines and fresh local produce. With a mild climate, four distinct seasons, and over 275 days of sunshine a year, it's an ideal place to enjoy a relaxed, active lifestyle in a breathtaking setting.

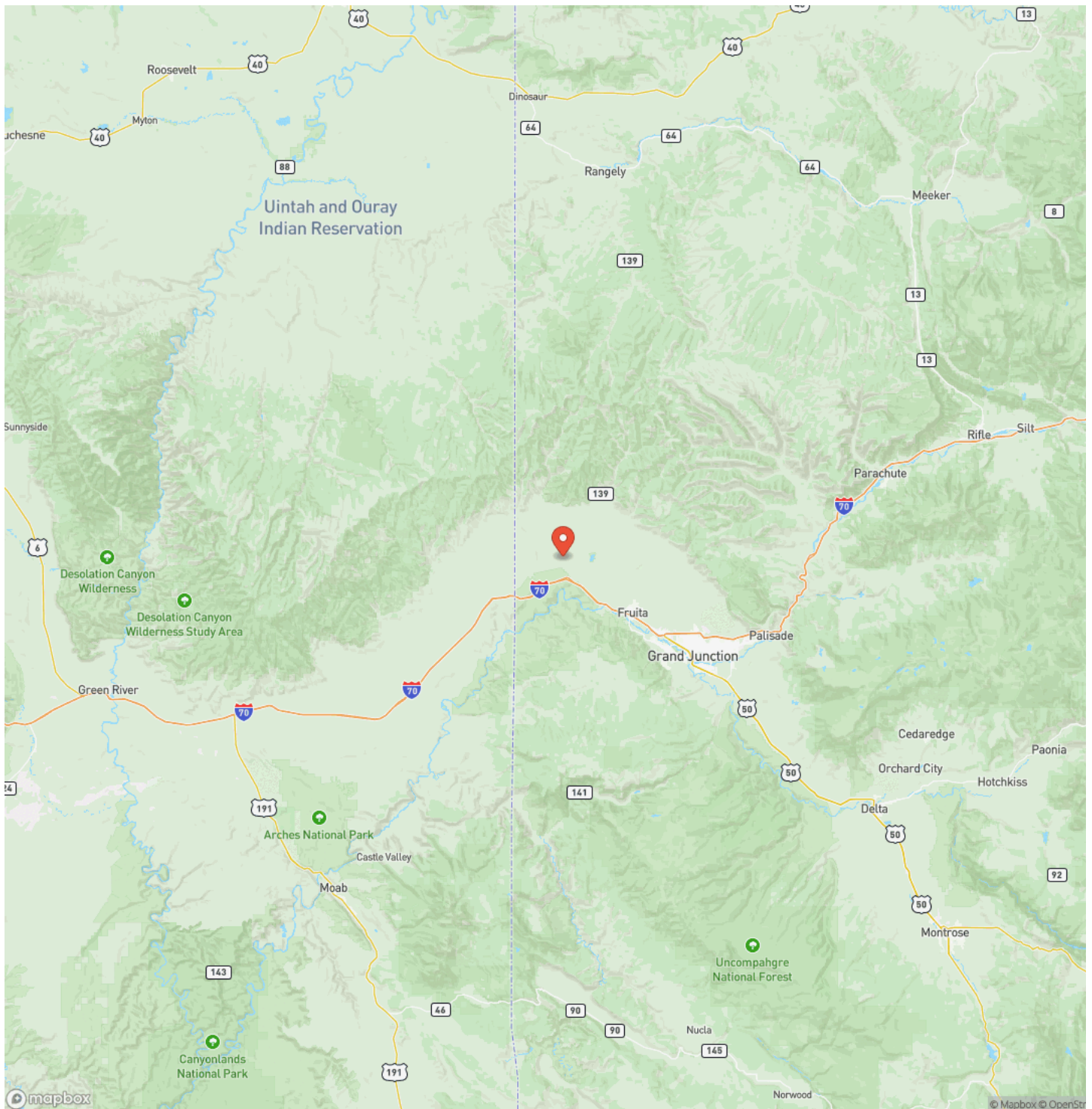
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Locator Map

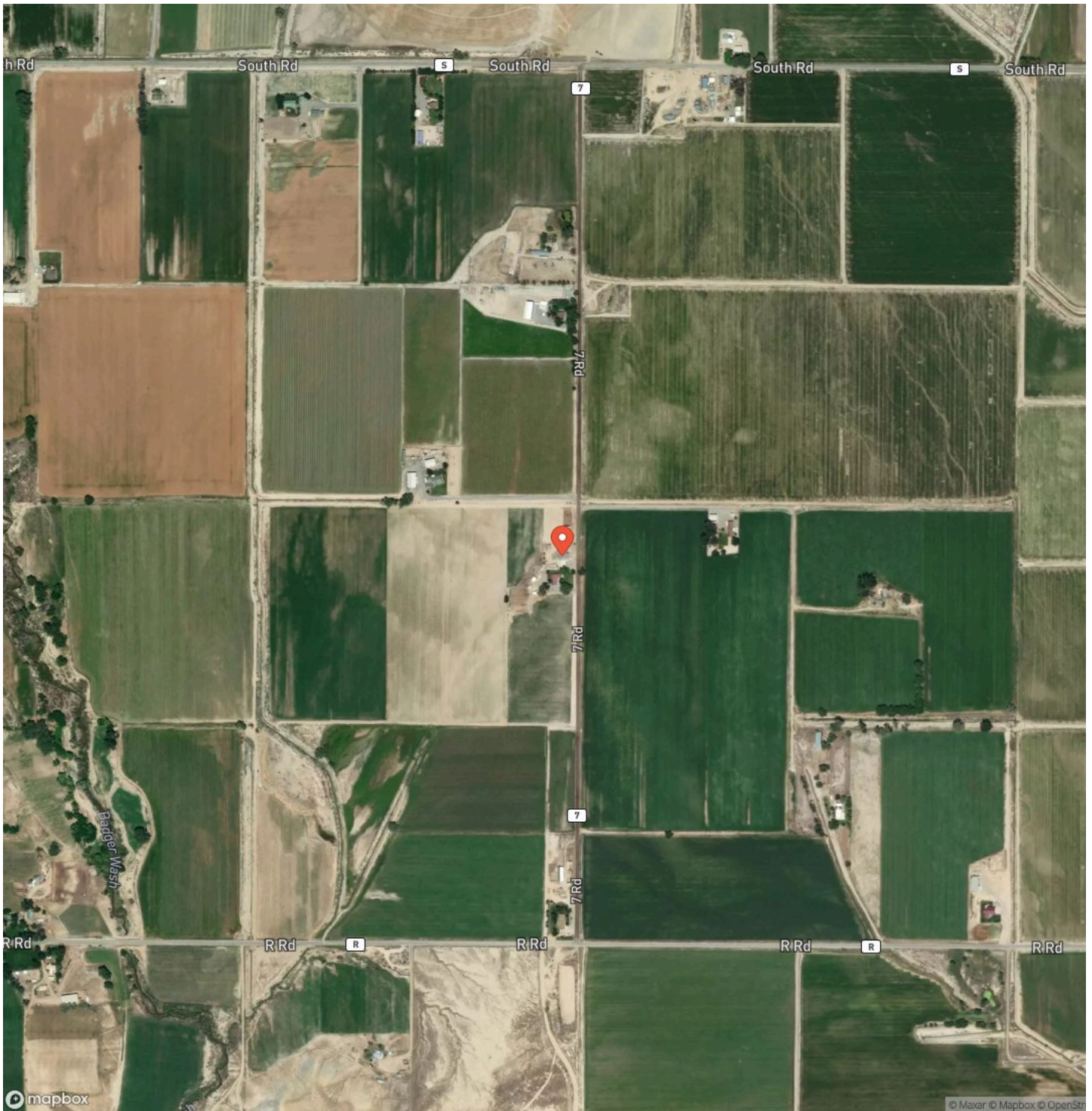


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Loren Williams

Mobile

(970) 314-0324

Email

Loren.williams.co@gmail.com

Address

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

All information deemed reliable but buyer to verify

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