

Features:

Property Details

- 14 +/- total acres
- Development, income property
- 10 acres in crop production, can be share cropped, leased out, or self-farmed (last 9 years have been alternating corn and winter wheat)
- 2+ acres in livestock pasturage (grass/alfalfa)
- 1/2 acre in corrals and livestock dry lot area
- Mature producing fruit trees: apple, cherry, pear, peach, plum
- Mature trees and shrubbery: blue spruce, cottonwoods, aspens, lavender, roses, black raspberries, flowerbeds
- Newly landscaped: 2000+ sq.ft. stone stamped and colored concrete patios and sidewalks
- 18'x30' patio area has a 10" thick foundation/slab, ready to build a gazebo, outdoor kitchen, or covered entertaining area
- Custom boulder/stone waterfall/fountain with pond
- Horseshoe pit
- Custom boulder/stone fire pit and entertaining area
- Completely graveled driveways, parking and storage areas
- All 14 acres are serviced by underground irrigation system (underground irrigation in place to expand landscaping if desired)
- Water shares available to rent or purchase (to rent shares is much more economical than to purchase)
- Member of Headgate 396, one of the few underground irrigation corporations in the valley

- Property is located in the county, so taxes are less expensive
- RV space with hookups
- City water supply
- Septic system

House

- 3,309 sq.ft.
- 4 bedrooms or 3 bedrooms with office
- 3 bathrooms
- Newly remodeled over last couple of years
- New windows and doors
- 2 new commercial grade and highly efficient evaporative coolers
- New on demand hot water system
- New water softening system
- Central Vac system
- Master bedroom: 18'x20' with exit to outside patio areas and walk-in closet
- Master bath: jacuzzi tub, custom tile shower, 2 sinks
- Bedroom 1: 13'x15'



889 21 1/2 Road, #B
Grand Junction, CO 81505



- Bedroom 2: 13'x15'
- Bedroom 3 or office: 13'x16'
- All bathrooms have granite countertops
- Large kitchen with 2 islands and bar areas, all countertops are custom copper
- Large walk-in pantry
- Knotty alder trim, doors and cabinetry throughout
- Baseboard hot water heating system
- All flooring is tile or laminated wood
- Vaulted ceilings throughout living areas and master bedroom
- Large foyer/entrance with closet and custom iron inlaid/tile floor
- Exterior is no maintenance brick and insulated metal lap siding
- All appliances stay with the house: washer and dryer, refrigerator, microwave, oven/stove, dishwasher
- Many custom details throughout

Attached Apartment

- Large 865 sq.ft. attached apartment with full custom bathroom (use as a rental, mother-in-law suite, or vacation rental)
- 9' ceilings
- Large kitchen with plentiful cabinet space and custom copper countertops
- Bedroom: 12'x18' with large closet area with mirrored doors
- 1/2 bath
- 24'x26' concrete patio area

Shop

- 30'x50'
- Interior is completely finished: insulated, white metal wall coverings (heated)
- T12 cold start fluorescent lighting
- 5 Bays
- 1 RV sized door
- 9000 lb car lift
- Large stationary shop compressor
- 220v power
- Motion activated security lighting on exterior

Storage/Shop Building

- 26'x40'
- All steel, no maintenance construction
- Divided into 3 different storage areas

Horse/Hay Shelter or Barn

- 15'x45'
- Could be converted into 4 separate stall areas
- Has a concrete washrack area with hitching rail

