



East Orchard Mesa Paradise Acres

12 Acres

Mesa County, CO

\$525,000

HAYDEN  OUTDOORS

East Orchard Mesa Paradise Acres

TOTAL ACRES:

123.00

PRICE:

\$525,000

COUNTY:

Mesa County

CLOSEST TOWN:

Grand Junction, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Income Producing
Irrigation
Orchard/Vineyard
Water Rights

Property Summary:

East Orchard Mesa Acres offers 12 acres of vacant land, ready to make into an orchard, vineyard or your dream home site! 10.88 acres are able to be irrigated. There is a small seasonal creek that runs along the East side of the property, perfect to water your livestock the warmer months of the year. With 360 views of Mt. Garfield, The Grand Mesa and Glade Park, this is a dream setting!

Land:

The 12 acre site offers flat tillable land with plenty of irrigation water to grow crops, an orchard/vineyard or keep livestock. The property does qualify through the county to be split one more time with a simple land division.

Land Details:

Address: 317 32 1/2 Road
Palisade, Colorado 81503, USA
Closest Town: Grand Junction
Total Acres: 12.00
Deeded Acres: 12.00
Leased Acres: 0.00
Zoning: Agriculture
Elevation: 4740
Topography: Level
Vegetation: grass/alfalfa/trees
Tillable/Crop/Orchard Acres: 10.88
Irrigated Acres: 10.88
Water Rights: Yes
1 headgate (headgate #78) that draws from Canal #1. There are 10.88 water right acres
Estimated Taxes: \$1,038.4 - 2020
Source of lot size: Assessor/Tax Data





Recreation:

Western Colorado is the adventure capital of Colorado! We have something for everyone, rafting, mountain biking, hunting, fishing, boating, hiking, camping and more.

Agriculture:

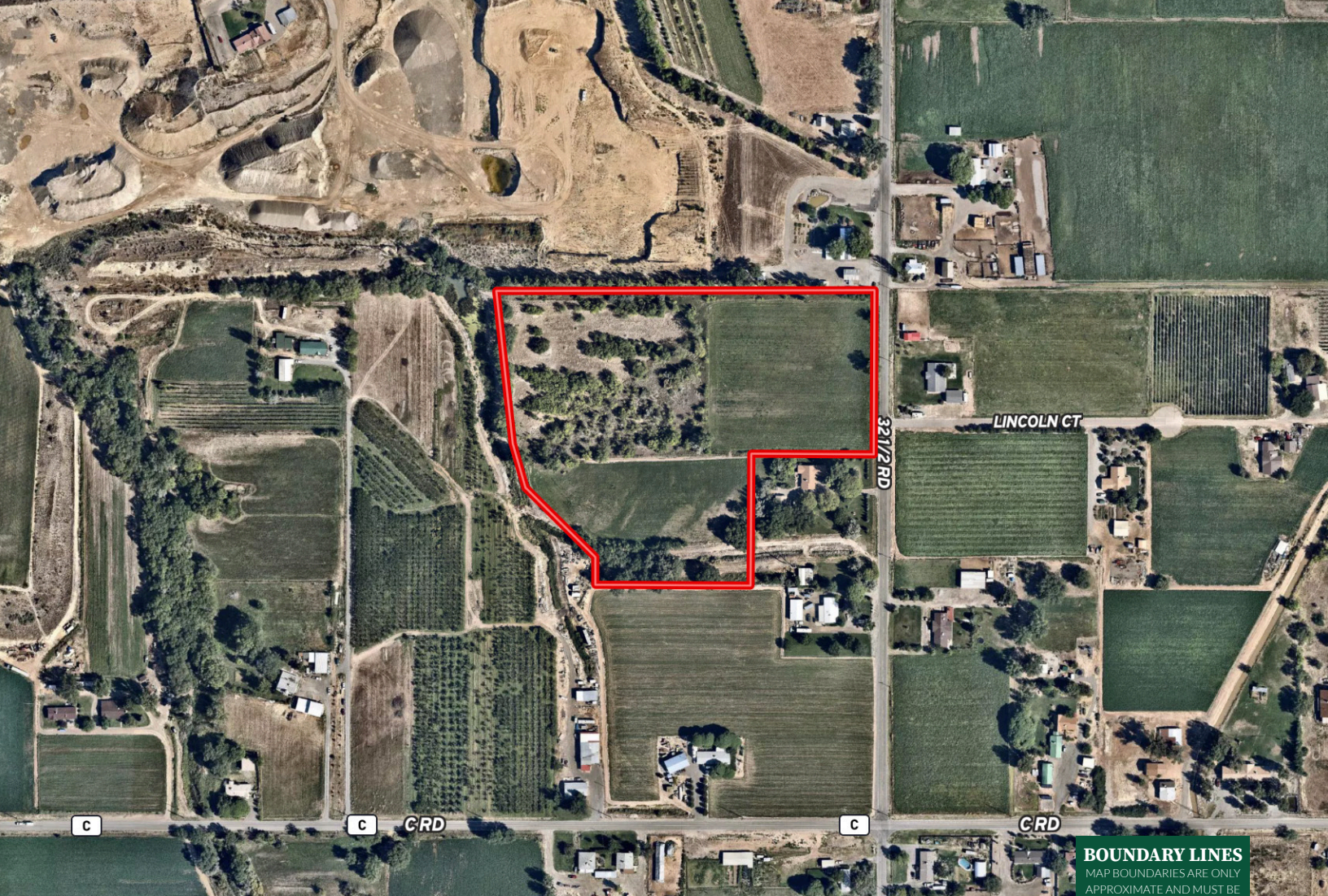
The surrounding properties in the area are currently being farmed in grass hay/alfalfa, fruit orchards and wineries. This area is becoming extremely well known for award winning wines. The East Orchard Mesa/Palisade area has long been known for the outstanding fruit orchards, with our famous Palisade peaches.

Region & Climate:

Western Colorado's warm summer days and cool nights are perfect for bringing out the natural sugars in peaches and growing big fruit.

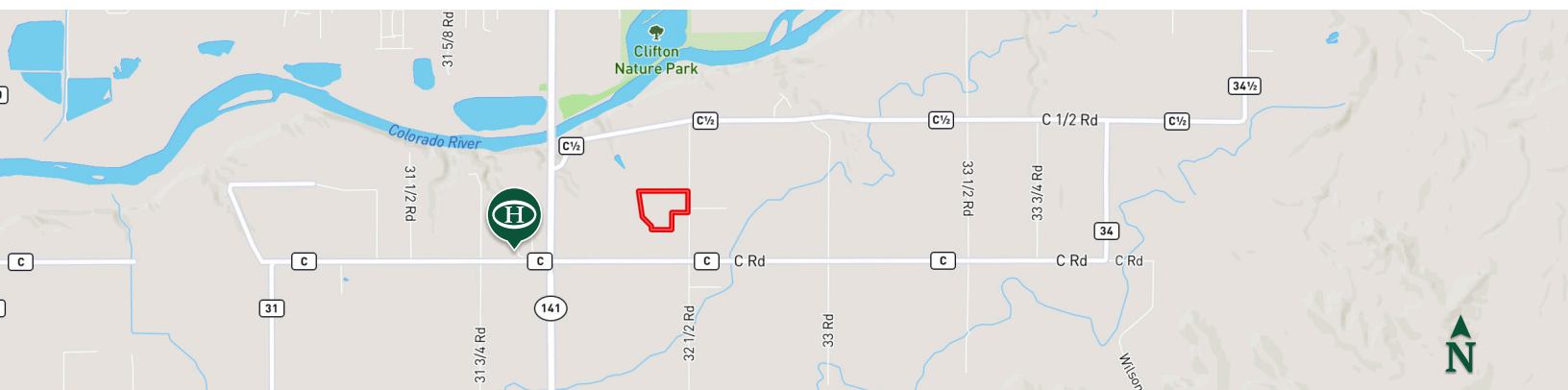
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Boundary Cabin BLM Fish & Wildlife

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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