

CHIPPERFIELD RANCH

SILT, COLORADO | 80 ACRES | \$2,000,000

Just 15 minutes from Silt, Colorado, this 80-acre property offers a scenic and functional rural lifestyle. It features 35 acres of flood-irrigated pasture supported by 1,120 ditch shares, with full perimeter and cross fencing. A custom 3,240 square foot log home includes 3 bedrooms, 3.5 baths, an open floor plan, and a wraparound porch with expansive views. Outbuildings include a 3-bay livestock shelter, 24'x16' storage shed, and a 40'x80' Quonset hut with skylights and a new 2024 roof. With four ponds, irrigation systems, and a 2,000-gallon cistern, the property is ideal for ranching, recreation, or a peaceful retreat.

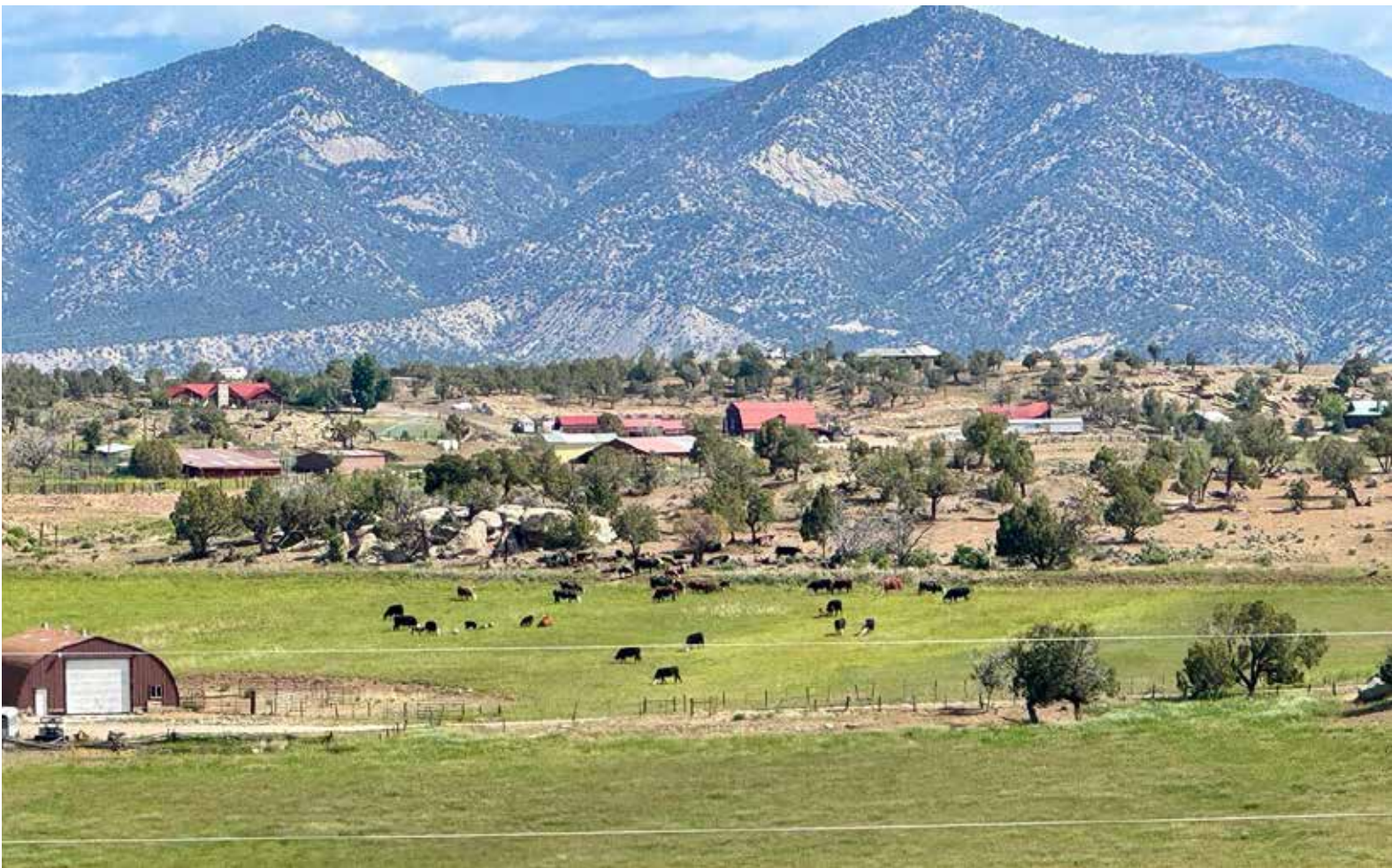
Located just 15 minutes from Silt, Colorado, this beautiful 80-acre property is accessed via a gravel driveway off County Road 326. The land is fully fenced and cross-fenced, with 35 acres of flood-irrigated pasture supported by 1,120 shares of the New Multi Trina Ditch Company.

At the heart of the property is a custom 3-level log home offering 3,240 square feet of living space. A covered porch wraps around three sides, creating ideal outdoor living areas and opportunities to take in the surrounding landscape. The interior features an open floor plan, with a spacious kitchen as the focal point—offering abundant counter space and cabinetry. The dining area and sitting room boast south-facing views across the irrigated fields. The home includes 3 bedrooms and 3.5 baths, all tastefully finished, with room for expansion in the lower level.

Just west of the home, the well-planned outbuildings include:

- A 3-bay pole barn livestock shelter
- A partially insulated 24' x 16' storage shed
- A 40' x 80' Quonset hut with skylights and a new roof in 2024 (with half the floor in concrete)

Water resources are plentiful, with four ponds, a yard irrigation pump system, and a 2,000-gallon cistern that serves as a backup domestic water supply and additional fire protection storage, drawing from the property's well.













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