



STINGLEY GULCH RETREAT

HOTCHKISS, COLORADO | 33 ACRES | \$1,150,000

Stingley Gulch Retreat is an exceptional 33.154-acre mountain property in Colorado's scenic North Fork Valley, offering a rare combination of handcrafted quality, valuable water rights, and peaceful country living just minutes from Hotchkiss. The custom 2,398-square-foot Swedish-coped log home overlooks three year-round spring-fed ponds and features warm rustic finishes, a chef's kitchen, and inviting living spaces designed to embrace the surrounding landscape. With 83 shares of the Highline Ditch, irrigated acreage, Stingley Gulch flowing through the property, a detached shop, pavilion, trapper's cabin, and abundant wildlife, this remarkable retreat is ideally suited as a full-time residence, recreational getaway, or legacy ranch in one of Western Colorado's most desirable locations.

Located just seven miles northwest of Hotchkiss, the North Fork Valley is one of Western Colorado's most treasured destinations, celebrated for its fertile farmland, thriving orchards and vineyards, vibrant arts community, and spectacular mountain scenery. Framed by the Grand Mesa, West Elk Mountains, and Gunnison National Forest, the valley offers endless opportunities for hiking, fishing, hunting, horseback riding, mountain biking, skiing, and other year-round outdoor recreation. Residents enjoy the charm of nearby Hotchkiss, Paonia, and Cedaredge, where locally owned restaurants, wineries, farmers markets, and community events reflect the valley's welcoming small-town character. Combining a mild four-season climate, abundant agricultural heritage, and easy access to public lands, the North Fork Valley offers an exceptional quality of life for those seeking both adventure and tranquility.



IMPROVEMENTS

At the heart of the property is a beautifully crafted 2,398-square-foot Swedish-coped log home built with hand-hewn 10-inch Hiawatha logs. Thoughtfully maintained and tastefully updated, the home features three bedrooms, two bathrooms, an attached two-car garage, and a detached two-car garage with workshop. Rich hardwood flooring, a striking river rock fireplace, and a chef's kitchen with custom cherry cabinetry create a warm, inviting interior designed for both everyday living and entertaining.

Designed for those who appreciate the outdoors, the improvements include a covered pavilion for gatherings, a fenced garden, potting shed, chicken coop, detached shop, and a charming trapper's cabin overlooking one of the ponds—perfect for guests or a quiet retreat. Whether enjoying the property's abundant wildlife, fishing nearby waters, or simply relaxing beside the ponds, every aspect of the ranch embraces Colorado's outdoor lifestyle.





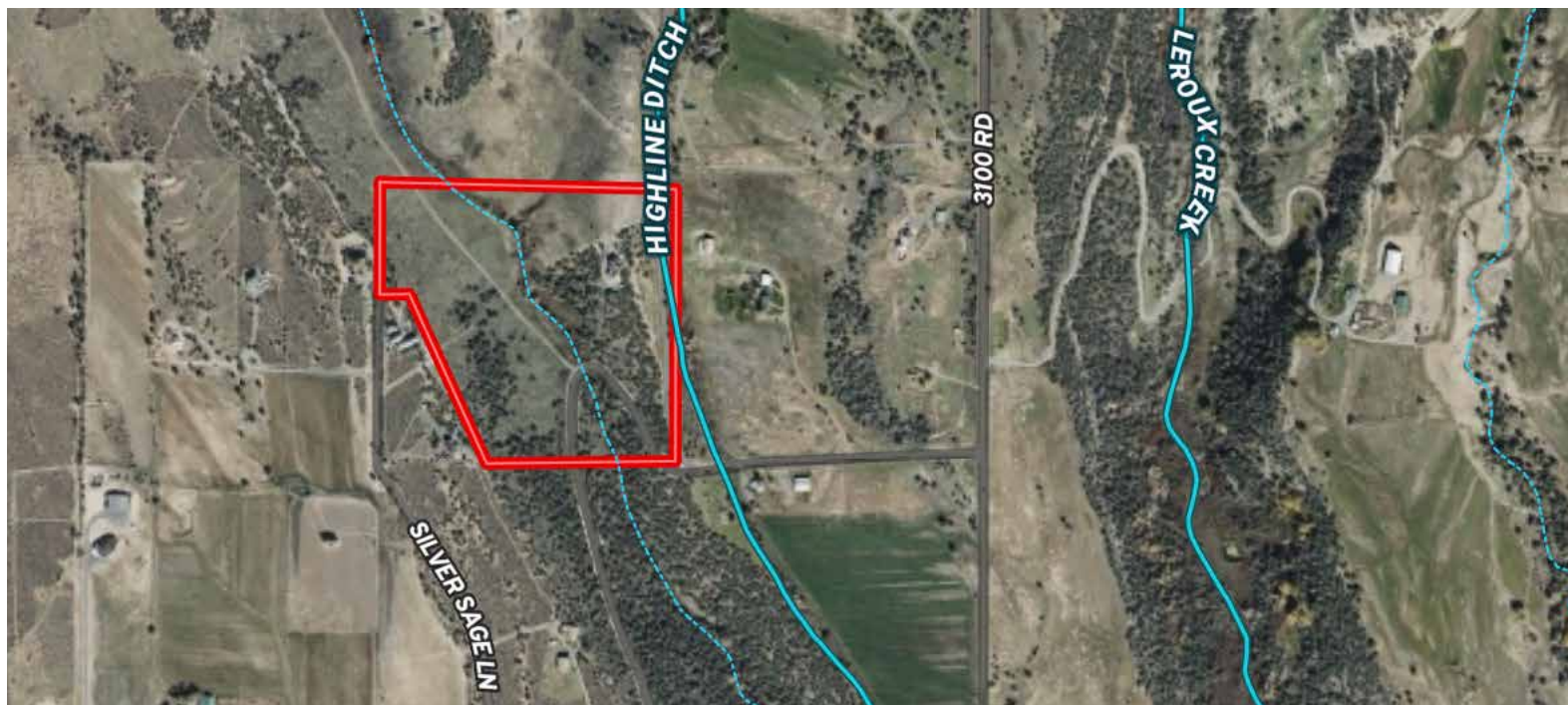


WATER

Water is one of the ranch's greatest assets. The property includes 83 shares of the Highline Ditch, providing excellent irrigation for the acreage, while both Stingley Gulch and the Highline Ditch meander through the land. Three picturesque year-round ponds enhance the landscape, attract abundant wildlife, and provide a peaceful setting rarely found on properties of this size.

SUMMARY

Combining a custom Swedish-coped log home, exceptional water rights, outstanding recreational amenities, and one of Colorado's most desirable rural settings, Stingley Gulch Retreat represents a rare opportunity to own a premier North Fork Valley property where natural beauty and quality craftsmanship come together.



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