



DEER RUN RANCHETTE

DELTA, COLORADO | 36 ACRES | \$1,200,000

Deer Run Ranchette is a versatile 36.5-acre property near Delta, Colorado, offering an ideal blend of rural privacy, agricultural productivity, and equestrian functionality just minutes from town. Approximately 22 irrigated acres provide productive hay ground and pasture, while mature trees, a year-round creek, private pond, and views of the Grand Mesa and West Elk Mountains create a scenic setting. Improvements include a beautifully updated three-bedroom main residence, a separate one-bedroom guest house, and extensive equestrian, workshop, and storage infrastructure. With valuable water rights, established fencing, an arena, and ample irrigated acreage, Deer Run Ranchette is well suited for those seeking a comfortable western Colorado lifestyle with room for horses, agriculture, and recreation.

Located on Colorado's Western Slope, Delta is a welcoming agricultural community surrounded by the diverse landscapes of the Uncompahgre Valley, Grand Mesa, and West Elk Mountains. The area is known for its productive farms and ranches, mild climate, and convenient access to year-round outdoor recreation, including hiking, fishing, hunting, mountain biking, and exploring nearby public lands. Delta provides essential shopping, dining, schools, healthcare, and community services, while the larger communities of Montrose and Grand Junction are within convenient driving distance. With its strong agricultural heritage, scenic surroundings, and relaxed small-town atmosphere, Delta offers an appealing balance of rural Western Colorado living and everyday convenience.



IMPROVEMENTS

Deer Run Ranchette offers a well-developed collection of residential, agricultural, and equestrian improvements designed to support a variety of uses.

Main Residence: The 2,223-square-foot, two-story home was built in 1990 and features three bedrooms and two bathrooms. Recent updates include a remodeled kitchen and bathrooms.

Guest House: A separate 650-square-foot guest house provides one bedroom and one bathroom, offering comfortable accommodations for family, guests, or additional living space.

Shop: The 45' x 48', 2,160-square-foot wood-frame shop provides generous workspace and room to comfortably accommodate up to six vehicles. Features include a concrete floor, full electrical service, interior lighting, an exterior RV hookup, and three 10' x 10' automatic overhead doors.

Multi-Use Utility Building: Measuring 30' x 150' with approximately 4,500 square feet, this versatile building is divided into several functional spaces. These include a 30' x 34' drywalled workshop with concrete floors; a 30' x 33' climate-controlled office or studio with heat, air conditioning, and a pellet stove; a 17' x 46' dirt-floor equipment storage bay; and a finished 12' x 30' tack room with concrete flooring. A 30' x 36' covered horse shelter features metal-lined walls and pre-wired ceiling electrical for future fans and lighting.

Equestrian Facilities: A 100' x 250' pipe-fenced arena provides a dedicated space for riding and training, with gated access directly to the open pasture as well as the lower field.

Water Resources: The property benefits from substantial water resources, including a decreed 0.62 c.f.s. from the Combination Ditch, delivered via Cummins Gulch, with an appropriation date of April 1, 1884, adjudication date of February 10, 1930, Priority G19, Case No. CA2030. The property also includes eight shares of the Uncompahgre Valley Water Users Association (UVWUA), two Tri-County domestic water taps, and a pond-fed sprinkler system serving the yard.















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