



HARTLINE RANCH

PAONIA, COLORADO | 278 ACRES | \$2,151,000

The Hartline Ranch, located in Colorado's North Fork Valley near Paonia, offers 278 deeded acres of prime Western Colorado ranch land, including approximately 80 acres of historically irrigated ground. This Colorado ranch for sale features well-maintained improvements in excellent condition, making it ideal for both agricultural operations and rural living. Surrounded by panoramic views of the West Elk Mountains, the property provides exceptional privacy, abundant wildlife habitat, and year-round recreational opportunities such as hunting, horseback riding, and access to nearby public lands. With its combination of irrigated acreage, scenic beauty, and sought-after location in Delta County, the Hartline Ranch is a premier opportunity for buyers seeking a productive and private Colorado mountain ranch.

The Hartline Ranch is ideally located in Colorado's scenic North Fork Valley, nestled between the charming towns of Paonia and Hotchkiss in Delta County. The property sits approximately 7 miles from Paonia—known for its vibrant arts community, wineries, and farm-to-table culture—and just 4 miles from Hotchkiss, which offers everyday amenities and a strong agricultural heritage. The North Fork Valley is renowned for its mild climate, fertile soils, and stunning views of the West Elk Mountains, making it a sought-after destination for both recreation and rural living. Larger regional hubs with commercial air service include Montrose, about 40 miles away, and Grand Junction, approximately 60 miles away, providing convenient access to broader travel, shopping, and medical services.



ACREAGE & DESCRIPTION

The Hartline Ranch spans 278 acres across four parcels and offers a strong combination of water resources and well-maintained improvements. The property includes multiple water rights, featuring both ditch rights and on-ranch reservoir storage. Historically, about 80 acres have been irrigated, with approximately 35 acres currently in production. Several springs, seeps, and ponds provide reliable year-round water for livestock while also supporting a diverse range of wildlife. Improvements are in excellent condition and include a 1904 farmhouse, barn, tack shed, arena, horse stalls, and a shop with offices and an apartment. The ranch is further supported by three Bone Mesa water taps, three power services, and three separate addresses.

WATER RIGHTS & RESOURCES

The ranch holds a diverse and valuable portfolio of water rights, including 55 shares in the Stewart Mesa Ditch Company, interests in Balch Ditch Nos. 3 and 5, and access to multiple reservoirs and natural springs.

WILDLIFE

Wildlife is one of the standout features of the Hartline Ranch, offering a diverse mix of species including deer, elk, turkey, and various waterfowl. Situated in GMU 53, the property also benefits from over-the-counter availability of bull elk tags.









IMPROVEMENTS

The Harline Ranch features a variety of well-maintained buildings and improvements, highlighted by a beautifully updated 1904 farmhouse offering 2,630 square feet with four bedrooms and two bathrooms. Its spacious front porch serves as an inviting gathering area with stunning mountain views. The property also includes a 2,400-square-foot concrete shop building with separate his-and-her offices and an upstairs apartment, along with additional amenities such as a 32x80 wooden barn, tack shed, horse stalls, riding arena, and a raised garden bed area. Utilities are well established, with three domestic water taps, three electrical services, and three septic systems.



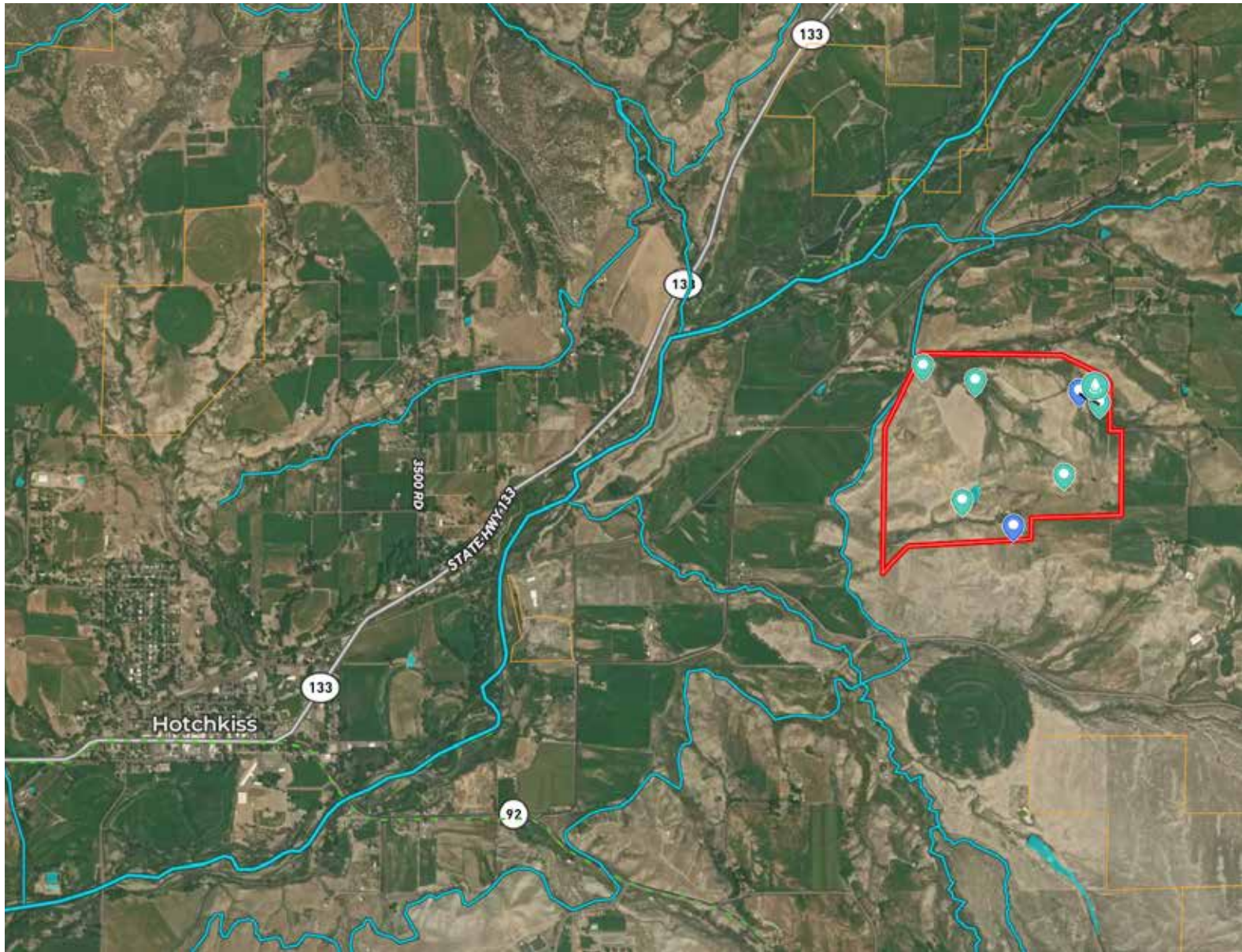




TAXES: \$2692.40 (2025)

SUMMARY

The Hartline Ranch is a premier Colorado ranch for sale in the highly sought-after North Fork Valley near Paonia and Hotchkiss, offering 278 deeded acres of productive Western Colorado ranch land with valuable water rights, irrigated acreage, and exceptional improvements. Featuring approximately 80 acres of historically irrigated ground, multiple ditch rights and reservoir storage, and year-round water from springs and ponds, this Delta County ranch is well-suited for agriculture, livestock, and investment. The property includes a beautifully updated 1904 farmhouse, shop with apartment, barn, arena, and horse facilities, providing a turnkey setup for ranching or rural living. Surrounded by panoramic West Elk Mountain views, the ranch offers outstanding privacy, abundant wildlife habitat with deer, elk, and turkey, and prime hunting opportunities in GMU 53 with over-the-counter elk tags. Conveniently located near Paonia's wineries and farm-to-table culture, with easy access to Montrose and Grand Junction airports, the Hartline Ranch combines scenic beauty, recreation, and income potential, making it an ideal Colorado mountain ranch for buyers seeking land, water, and lifestyle in one property.



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