

HOME FOR SALE



25514 Oxford Rd
Eckert, Colorado
United States

Asking Price
\$590,000

Bedrooms	4	Year Built	
Bathrooms	2.5	Date Listed	09/05/2024
Size	0	Listing ID	GL-1726340259

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11338769>

Overview

Located just off scenic state HWY 65 and minutes away from the top of the largest flat-top mesa in the world, the Grand Mesa, this country home welcomes you. This beautiful country home has a new roof (last year), a back door mud room entrance with a washer and dryer, a kitchen with newer appliances, including a dishwasher, a cozy living room with a vanity bathroom, and a main floor bedroom with a full bathroom. Upstairs, there are three additional bedrooms and a full bathroom. A large fenced-in yard provides the perfect place to BBQ, enjoy the evenings, play outdoor games, and allow the pups to roam. Utilize this property to raise livestock, produce, and hay; nurture the land and make it your farming dream. Possibilities for land use include hay/ grass production, horses, cattle, chickens, goats, and much more. It is off State Highway 65 in Eckert between Delta and Cedaredge, Colorado. In the past, this beautiful property has been used for residential, agriculture, and business purposes. ##Agriculture##: This 7-acre property has been used to raise stable horses and cattle and, more recently, for hay production, with up to 3 cuttings per year using flooded irrigation. Irrigation water included is one-half (1/2) share of Surface Creek and Reservoir Company, 1/2 CFS in No. 11 decree in Forest Ditch, and five shares of Forest Ditch Company. Additional

shares of Surface Creek and Reservoir are available for new owners (not included in this purchase price) and may be purchased under a separate contract if desired. **##Business##**: A large 28x49 ft fully enclosed shop with 3-phased electricity and an additional 78x20 ft open-concept shed recently used for lumber storage offer new owners growth and business opportunities. Additionally, to the south, an enclosed oversized shop/garage with more space and storage availability.

For more details:

Listed by: Candyce Blair

Contact

Email

Phone